

MEETING REPORT NO. 16

---

PROJECT:    **Town of Needham Downtown Study**

DATE:        14 June 2007

LOCATION:     Broadmeadow School

PRESENT:     Downtown Study Committee (DSC)

Kate Fitzpatrick	Town Manager
Jack Cogswell	Board of Selectmen
Bob Smart	Cochair, DSC Committee
Moe Handel	Cochair, Planning Board
Lee Newman	Planning Director
Nicole Bourassa	Assistant Planner
Joyce Moss	Economic Development Officer
Peter Fugere	Needham Housing Authority
John Edgar	Economic Development Advisory Committee
Bob Hentschel	Property Owner
Peter Friedenber	Citizen at Large

Needham Police Department

Chief Tom Leary

DiNisco Design Partnership (DDP)

Kenneth DiNisco  
Jon Oxman

---

1.    PURPOSE

- 1.1.   The purpose of this meeting was to review the Existing Conditions Build-Out Analysis, Concept Plan and preparation for Community Workshop #2.

2.    EXISTING CONDITIONS BUILD-OUT ANALYSIS

- 2.1.   The scope of the Build-Out Analysis included existing zoning, land use, economic characteristics and the development capacity & constraints of the Study Area. See attached presentation and handout.
- 2.2.   DSC members commented that the Build-Out Analysis was hard to follow and should be simplified. Also, additional development capacity should be allocated on a parcel-by-parcel basis. See attached markup. The Build-Out Analysis will be revised based on DSC comments.

---

3. CONCEPT PLAN

- 3.1. The Concept Plan was presented to the DSC for their comments. See attached presentation.
- 3.2. The Concept Plan will be revised based on DSC comments. See attached markups of presentation.

4. COMMUNITY WORKSHOP #2 PREPARATIONS

- 4.1. Lee Newman handed out a Meeting Notice for the Workshop which is attached.
- 4.2. The DSC reviewed Draft Agenda, Small Group Discussion Questions and Questionnaire. These will be revised based on comments made by the DSC.

---

The discussions of this meeting are recorded as understood by the writer. Please advise the writer of any omissions or corrections.



---

Jon Oxman AIA  
DiNISCO DESIGN

JAO/ jc

cc: DSC  
Kenneth DiNisco  
Richard Rice

Enclosure: 1. Presentation: DSC Meeting, including markups (06/14/07).  
2. Handout: Build-Out Analysis (06/14/07).  
3. Handouts: Community Workshop #2 DRAFT Agenda, Small Group Discussion Instructions and Questionnaire (06/14/07).  
4. Meeting Notice: Community Planning Meeting (06/08/07).

# Imagine Needham Center

Town-wide Visioning Session  
Needham Center Study Committee  
June 25, 2007  
**Workshops No. 2**

## Small Group Discussion

The concept plan encourages the following:

- Mixed Use** Retail, office and housing co-existing in the same area. The uses could be side by side or vertical, first floor, second floor, third floor, etc. The intent is to create a dynamic interaction that would enhance retail opportunities and more business/community activities on weekends and weeknights.
- Height** Increased height (beyond existing regulations) especially along street fronts based upon design standards, special guidelines and a special review process.
- Density** Consistent with increased height and street frontage, the opportunity for increased density. Standards for density and height may have to be considered jointly rather than separately.
- Circulation** Significant improvements for vehicular and pedestrian circulation are fundamental to the “village concept”. Increased retail activities require a smooth flow of traffic and the welcoming consumer environment free of congestion and disruptive traffic. Attractive pedestrian pathways for people who live, shop and work here are significantly deficient by their absence despite numerous opportunities to create attractive and functional streetscape.
- Infrastructure** In order for effective circulation, improvements to the infrastructure of roads, intersections, parking and streetscape must be realized.
- Traffic- Improvements to three Center Business District intersections are critical.
  - Roads- Roads and utilities, especially along Chestnut Street Business District require major modernization.
  - Parking- Parking by private and public sector are essential to economic vitality and the quality of life, especially in the Center Business District including the possible use of parking garage(s).
  - Streetscape- Streetscape is the most visible aspect of a successful economic plan and pedestrian friendly environment.

# Imagine Needham Center

Town-wide Visioning Session  
Needham Center Study Committee  
June 25, 2007  
**Workshops No. 2**

## Small Group Discussion (cont'd)

### DISCUSSION

---

Please indicate your response to the major components of the Proposed Concept Plan based upon the following:

<b>Mixed Use</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Height</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Density</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Circulation</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Infrastructure</b>	Strongly Agree	Agree	Disagree	Strongly Disagree

**Comments** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Imagine Needham Center

Town-wide Visioning Session  
Needham Center Study Committee  
June 25, 2007  
**Workshops No. 2**

## Stakeholder Interest

---

Circle one of the following categories that most closely identifies your stakeholder interests in Needham Center:

- Property Owner /Developer
- Business Owner
- Resident Near Needham Center
- Resident at Large

## BALLOT

---

Circle the answer that describes your response to the proposed concept plan as it pertains to the following. Space is provided at the end of this ballot for you to add comments.

<b>Mixed Use</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Height</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Density</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Circulation</b>	Strongly Agree	Agree	Disagree	Strongly Disagree
<b>Infrastructure</b>	Strongly Agree	Agree	Disagree	Strongly Disagree

**Comments** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



TOWN OF NEEDHAM  
MASSACHUSETTS

Room 20, Town Hall  
Needham, MA 02492  
781-455-7526

PLANNING BOARD

Meeting Notice

**To:** Town Meeting Members  
Town Boards and Committees  
Town Department Heads and Managers  
Study Area Business and Property Owners

**From:** Needham Center Study Committee

**Date:** June 8, 2007

**Re:** Community Planning Meeting – Comprehensive Plan for Needham Center

---

The Needham Planning Board and Needham Center Study Committee invite you to a town-wide workshop to discuss future directions for the Needham Center, Chestnut Street Business, and Highland Avenue Business Districts. The workshop is the second in a series of three meetings, leading to the development of a comprehensive plan for the Needham Center Study area. The second meeting will be held on **Monday, June 25, 2007 from 7:00 to 9:45 PM in the Performance Center at the Broadmeadow School, 120 Broadmeadow Road, Needham, MA.** Town residents, business owners and property owners are encouraged to attend.

In September 2006, the Needham Planning Board appointed the Needham Center Study Committee, comprised of representatives from town boards, the business community, property owners in the affected districts, and citizen groups. The committee has been able to use the expertise of an urban design consultant team lead by Diniscō Design Partnership to assist it in studying the Needham Center area and in developing a comprehensive plan that meets town needs and goals.

At the first town-wide workshop, held in December 2006, the community expressed its views on the existing condition of the study area and its vision for the future. Since that workshop, the Needham Center Study Committee has been integrating the community's input with the knowledge of the consultant team to create a variety of conceptual plans for the redevelopment of Needham Center.

The Needham Planning Board and Needham Center Study Committee are sponsoring the June 25<sup>th</sup> workshop to update the public on the status of the study and to obtain additional public input on the Town's long-range goals for the Needham Center study area. The following summarizes the agenda of the June 25<sup>th</sup> workshop:

- Presentation of the existing study area conditions, including land use, zoning, parking, traffic and transportation, and market trends.
- Presentation of conceptual plans for accomplishing the redevelopment goals of the Needham Center study area by sub-study area (Highland Avenue Business District, Center Business District, Chestnut Street Business District).
- Opportunity for participants to express concerns and recommend additional actions.

Information from the meeting, garnered through recorder's notes and questionnaires, will guide the study committee in preparing a statement of the Town's goals for the study area. Guided by the goals developed in the first town-wide workshop and the further strategies for accomplishing the stated goals in this second town-wide workshop, the third town-wide workshop will consist of the consideration of a comprehensive plan for the study area (planned for the fall). You are encouraged to attend all three workshops.

Questions or suggestions regarding the first meeting should be phoned to Ms. Lee Newman, Planning Director, at 455-7526, or written to the Needham Center Study Committee, c/o The Planning Board, Needham Town Hall, 1471 Highland Avenue, Needham, MA 02492.

## Imagine Needham Center

Town-wide Visioning Session  
Needham Center Study Committee  
June 25, 2007  
**Workshops No. 2**

### Agenda

- 7:00 pm Introduction and Welcome**
- **Description of the Planning Process**  
*Robert T. Smart Jr., Needham Planning Board  
Needham Center Planning Study Committee*
- 7:10 pm Work to Date a Review**
- **Community Goals and Objectives**  
*Ken DiNisco, DiNisco Design Partnership*
  - **Build-Out Analysis**  
*Judi Barrett, Community Opportunities Group*
  - **Traffic/Market Analysis**  
*Ken DiNisco*
  - **Proposed Concept Plan**  
*Ken DiNisco*
- 8:00 pm Small Group Discussion**
- **General** (10 min)
  - **Proposed Concept Plan** (20 min)
    - Highland Avenue Business District
    - Center Business District
    - Chestnut Street Business District
  - **Discussion** (30 min)
    - Strongly Agree
    - Agree
    - Disagree
    - Strongly Disagree
- 9:00 pm Report Back to Large Group**
- **Discussion**
- 9:20 pm Ballot Vote**
- 9:30 pm Closing Comments/Next Steps**

**Needham  
Downtown Study  
Committee Meeting  
14 June 2007**

**Community  
Goals & Objectives**

**COMMUNITY GOALS & OBJECTIVES**

**BULLET POINTS**

**PLACE HOLDER**

**Existing  
Zoning, Land Use &  
Build-Out Analysis**

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**NEEDHAM DOWNTOWN STUDY**

**Existing Conditions & Buildout Analysis:**

- Zoning
- Land Use
- Economic Characteristics
- Development Capacity & Constraints

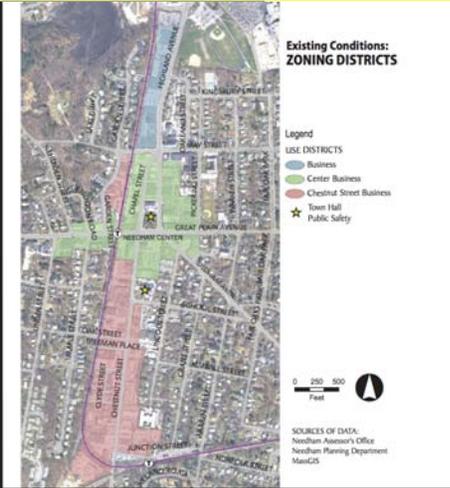


**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Study Area**

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

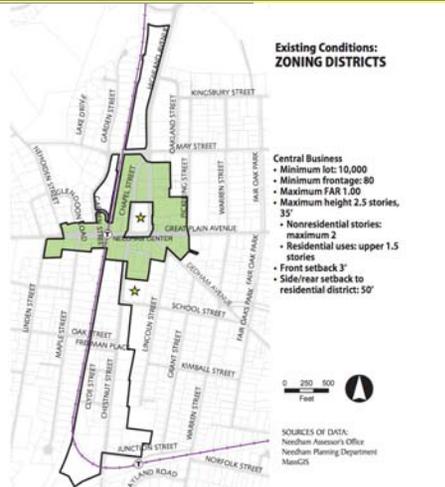


**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Basic Zoning Requirements**

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station



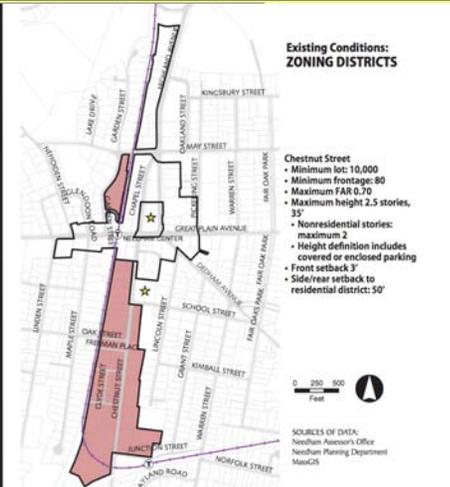
- Central Business**
- Minimum lot: 10,000
  - Minimum frontage: 80
  - Maximum FAR 1.00
  - Maximum height 2.5 stories, 35'
- Chestnut Street**
- Nonresidential stories: maximum 2
  - Residential uses: upper 1.5 stories
  - Front setback 3'
  - Side/rear setback to residential district: 50'

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Basic Zoning Requirements**

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station



- Chestnut Street**
- Minimum lot: 10,000
  - Minimum frontage: 80
  - Maximum FAR 0.70
  - Maximum height 2.5 stories, 35'
  - Nonresidential stories: maximum 2
  - Height definition includes covered or enclosed parking
  - Front setback 3'
  - Side/rear setback to residential district: 50'

## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Basic Zoning Requirements

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

#### Existing Conditions: ZONING DISTRICTS

- Business District**
- Minimum lot: 10,000
  - Minimum frontage: 80
  - Maximum FAR: None
  - Maximum Lot Coverage (variations by class of use and location):
    - 1 Story: 25-35% or 40-50%
    - 2 Stories: 25-45%
    - 3 Stories: 25-35%
  - Coverage limit increases for enclosed parking
  - Maximum height 3 stories, 40'
  - Maximum usable stories: 3
  - Front setback: 15' for older lots, 20' for lots rezoned to Business after 1992
  - Side/rear setback to residential district: 50' for lots rezoned to Business after 1992



SOURCES OF DATA:  
Needham Avenue's Office  
Needham Planning Department  
MapGIS



4-

## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Uses of Land

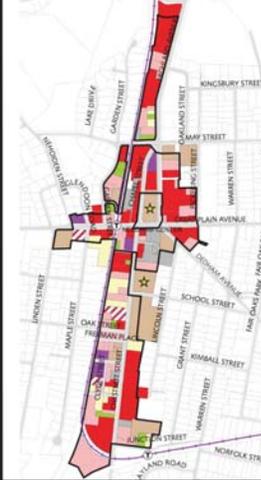
- Dominant uses: retail, offices, civic or charitable
- Retail: about 35% of the land and 55% of existing space
- Offices: about 15% of the land and 30% of existing built space
- Civic, charitable uses: most of the remaining land and built space

#### Existing Conditions: LAND USES

- Legend**
- Study Area
  - PRINCIPAL USES
    - Retail, Restaurant
    - Other Commercial
    - Auto Related
    - Mixed Use
    - Residential
    - Public, Civic, Charitable
    - Vacant Land
    - Parking
  - Town Hall
  - Public Safety



SOURCES OF DATA:  
Needham Avenue's Office  
Needham Planning Department  
MapGIS



5-

## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Uses of Land, cont'd

- About 48% of the buildings surveyed have a single commercial tenant
- 36% support two to four tenants
- 15% support more than four tenants, including some residential occupants
- Very few vacant commercial units

#### Existing Conditions: LAND USES

- Legend**
- Study Area
  - Existing Buildings
  - Parking
  - Parks & Open Space
  - Town Hall
  - Public Safety



SOURCES OF DATA:  
Needham Avenue's Office  
Needham Planning Department  
MapGIS



6-

## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Assessed Values

- About 75% of properties are taxable commercial or residential uses
- Public, charitable and other tax-exempt uses include Town Hall, other town-owned land, religious and health care facilities, public parking and other services

#### Existing Conditions: TAXABLE & TAX-EXEMPT USES

- Legend**
- Study Area
  - Parking
  - PROPERTY TAX STATUS
    - Taxable
    - Exempt
  - Town Hall
  - Public Safety



SOURCES OF DATA:  
Needham Avenue's Office  
Needham Planning Department  
MapGIS



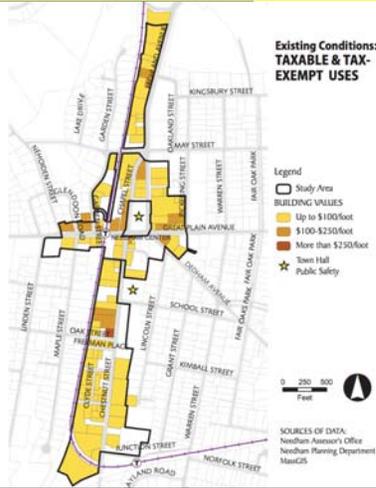
7-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Assessed Values, cont'd**

- Looking strictly at building values, the taxable value per foot for non-exempt properties varies considerably
- Differences not limited to differences in class of use
- Within each class of use, building values also vary quite a bit



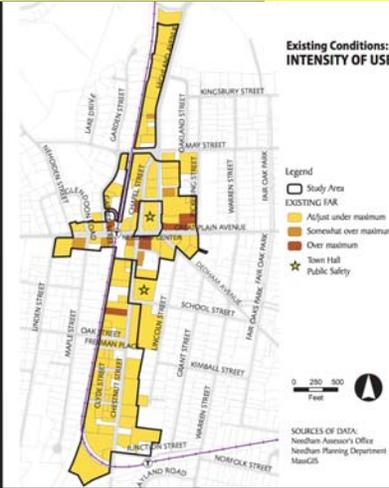
-8-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Relationship to Existing Zoning**

- Needham's downtown consists of fairly low-intensity development
- The average floor area ratio for the study area as a whole is about .673, excluding public buildings and a few parcels for which floor area data are unavailable



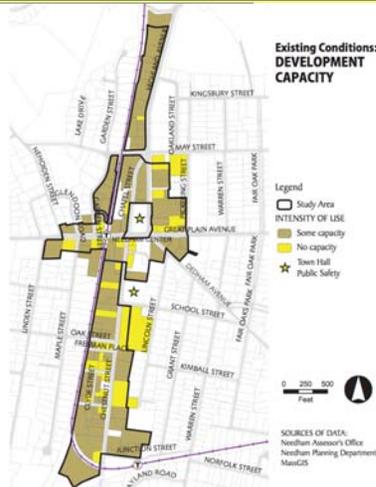
-9-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Capacity to Accommodate Growth**

- On one hand, many parcels appear to have "unused" development capacity, i.e., the amount of development today does not exceed the Town's zoning requirements, measured in FAR



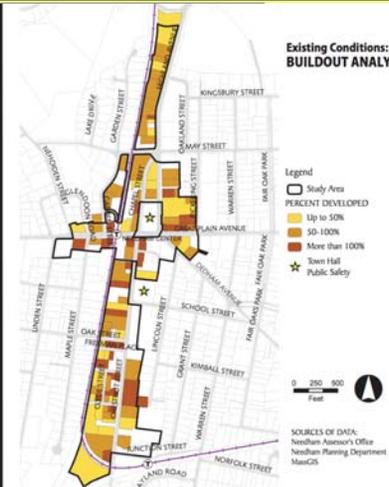
-10-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Capacity to Accommodate Growth**

- On the other hand, properties already at 50%+ of allowed intensity of use have little room to grow
- More than 75% of parcels fall into this category



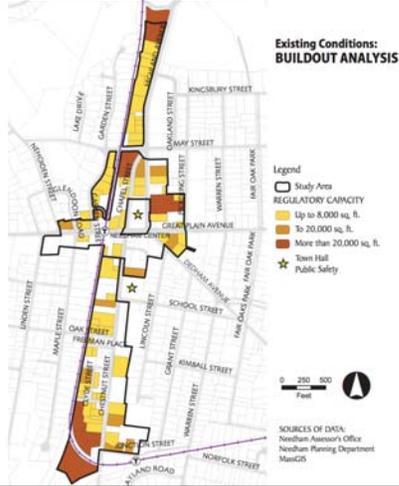
-11-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Capacity to Accommodate Growth**

- For properties with any development capacity “in reserve,” the average amount of additional floor area that can be built under existing zoning is 8,000 sq. ft.
- But, the average land required for additional surface parking is 9,800 sq. ft.



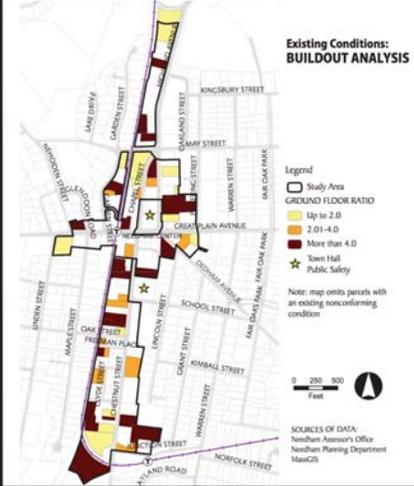
-12-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Constraints**

- Some properties could “build out” by “building up” through upper-story expansion
- However, 65% would have to build up and out in order to achieve the maximum FAR under current zoning
- Accommodating off-street parking difficult if not impossible



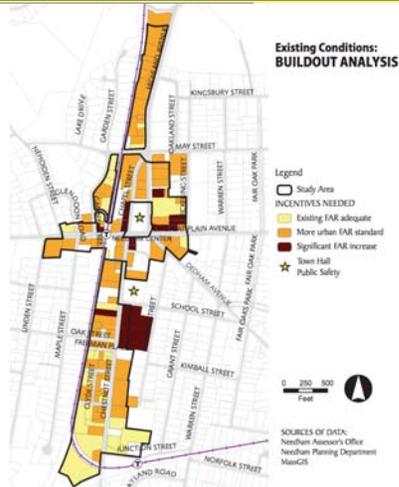
-13-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Constraints**

- Most properties would need FAR incentives to carry out a major redevelopment project, based on existing market value
- However, mix of uses also affects the amount of space required to entice new investment because some uses generate more income than others...



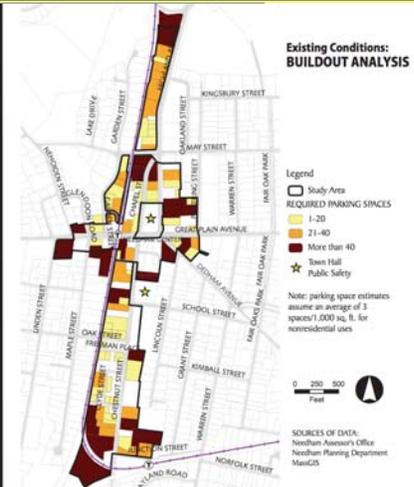
-14-

**EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS**

**Needham Downtown Plan**

**Constraints**

- Most properties need a combination of FAR incentives and parking solutions to redevelop
- Changing dimensional regulations does not guarantee that buildings will become easier to redevelop
- “Regulatory” buildout would require some properties to provide significant increase in parking spaces



-15-

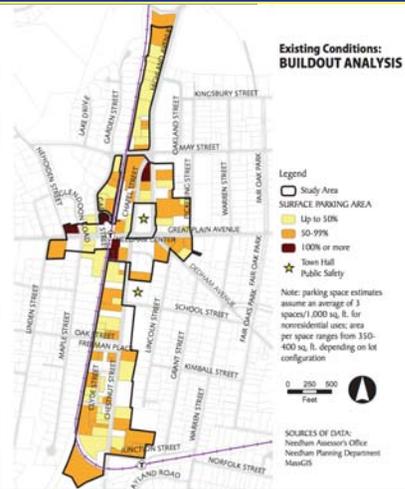
## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Constraints

- In some cases, the land required for additional parking exceeds 50% of the existing lot area
- Study area needs public parking, parking waivers for small projects, contributions to an off-street parking fund, and dimensional rules conscious of the cost of covered or sub-grade parking

-16-



## EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

### Needham Downtown Plan

#### Key Findings

- Zoning
- Comparison to Market Analysis

#### Buildout Analysis

- Measured purely by FAR requirements, the study area's unbuilt development capacity is approximately 750,000 sq. ft.
- In most cases, however, the "attainable" FAR is illusory due to building height, usable story and off-street parking requirements
- Despite attainable FAR, most properties do not have enough reserve development capacity to support the required level of investment
- Market analysis estimate of 310,000 sq. ft. retail demand and 50,000 sq. ft. office demand not feasible without comprehensive, managed approach to parking because regardless of zoning, commercial development will not "build" without adequate parking - real or imagined
- More likely scenario is that existing buildings will evolve incrementally, over time, within existing footprints, to accommodate changes in tenant mix

-17-

# Existing Traffic & Parking

## TRAFFIC



## TRAFFIC - Throughways



## PARKING

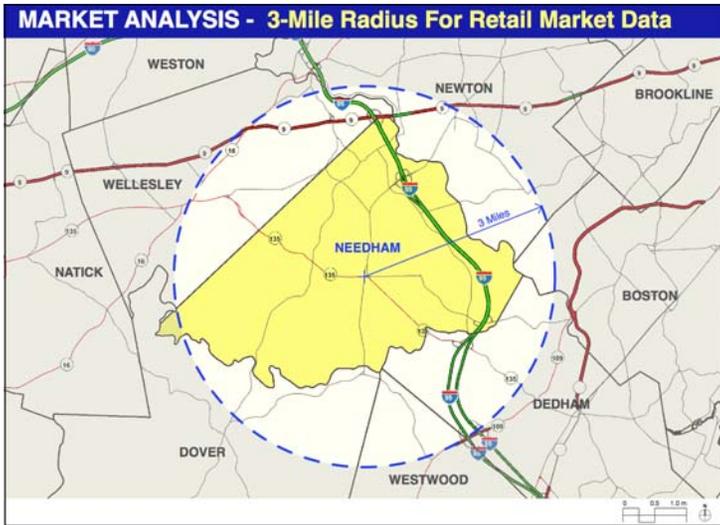


# Market Analysis

## MARKET ANALYSIS

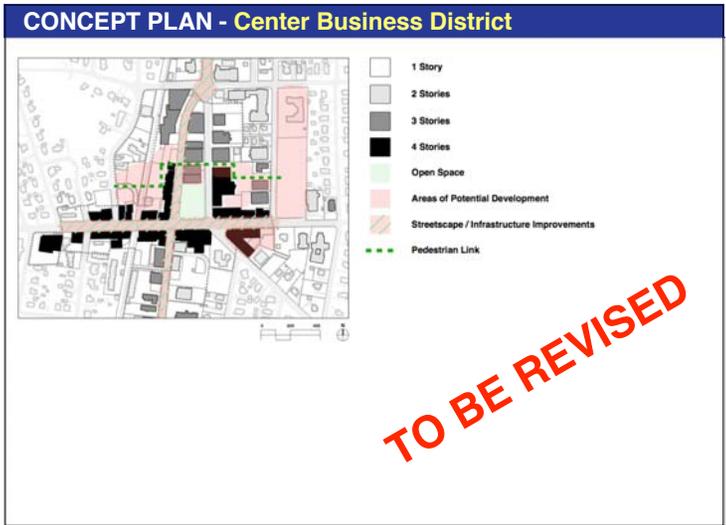
# BULLET POINTS

PLACE HOLDER



# Concept Plan



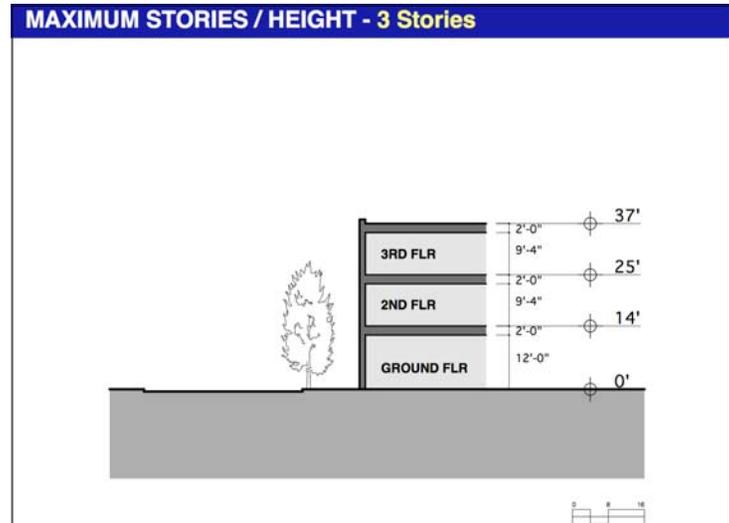
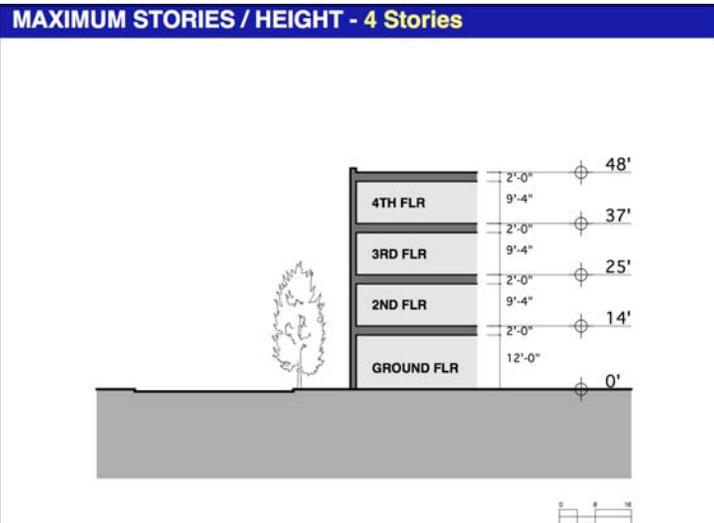
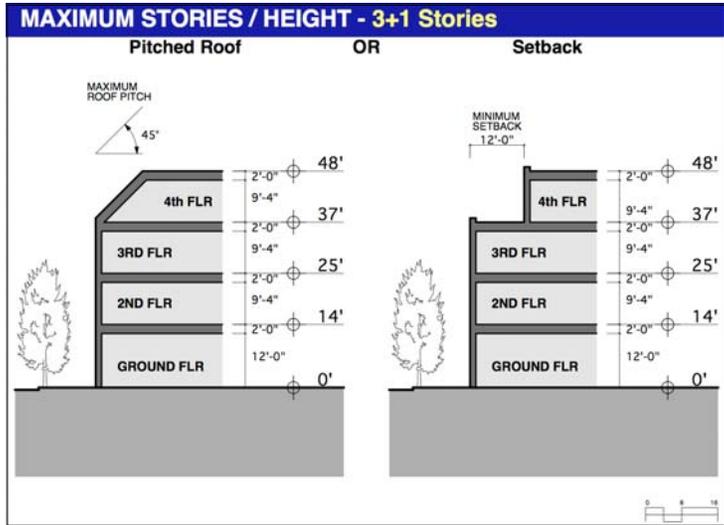


**Mixed Use**

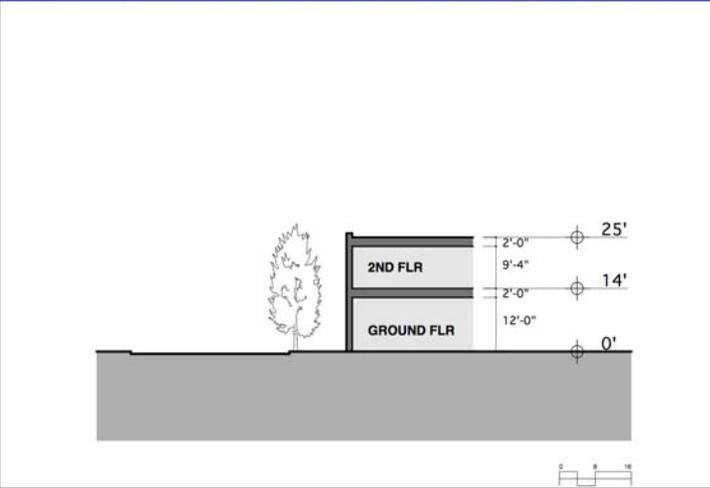
**TITLE - SubTitle**

**PLACE HOLDER**

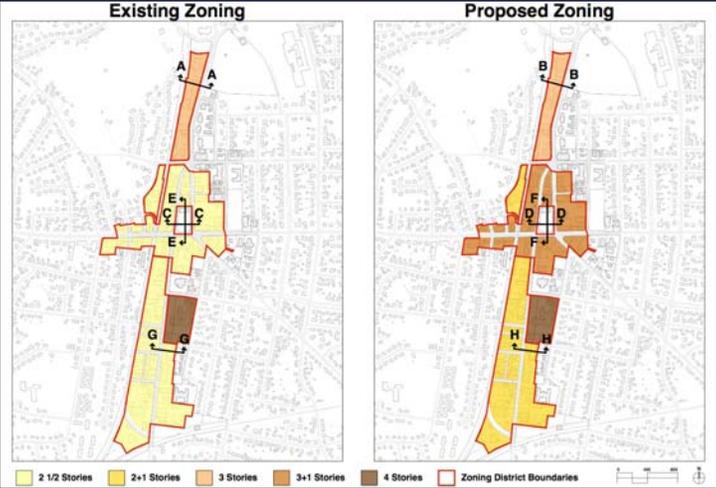
# Height



**MAXIMUM STORIES / HEIGHT - Typical Building - 2 Stories**



**SITE SECTIONS - Key Plan**



**MAXIMUM STORIES / HEIGHT - Town Common - Historical**



Historical Rendering Circa 1890s

**MAXIMUM STORIES / HEIGHT - Town Common - Circa 1900**



Kingsbury Block, Circa 1900

HEIGHT - Xxx



HEIGHT - Xxx



HEIGHT - Height



HEIGHT - Xxx

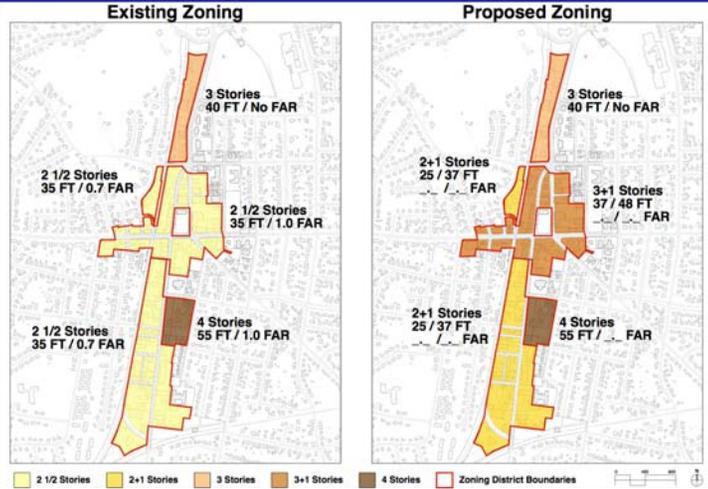


**HEIGHT - Xxx**

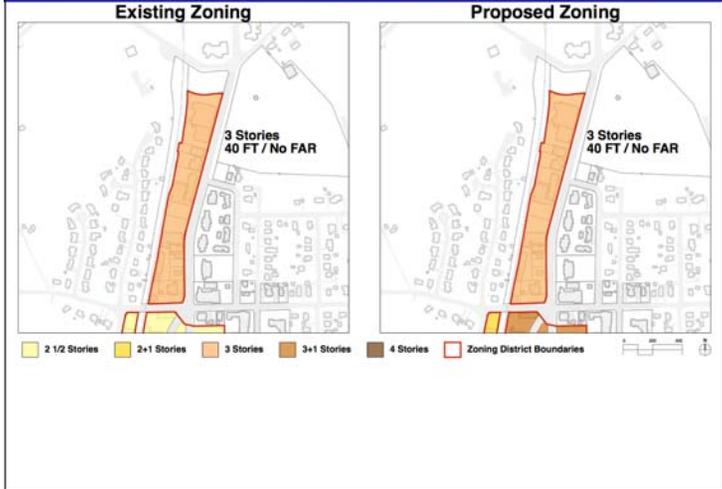


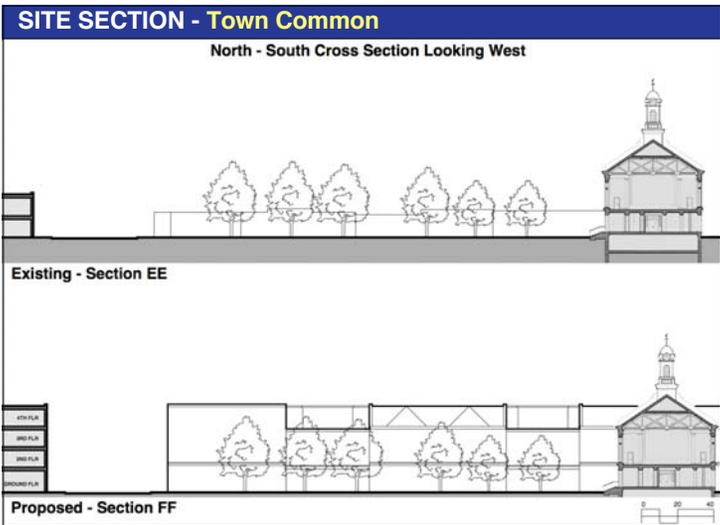
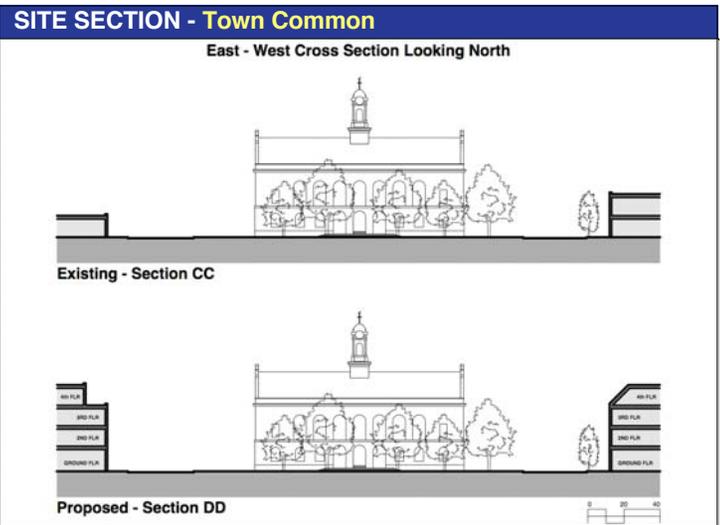
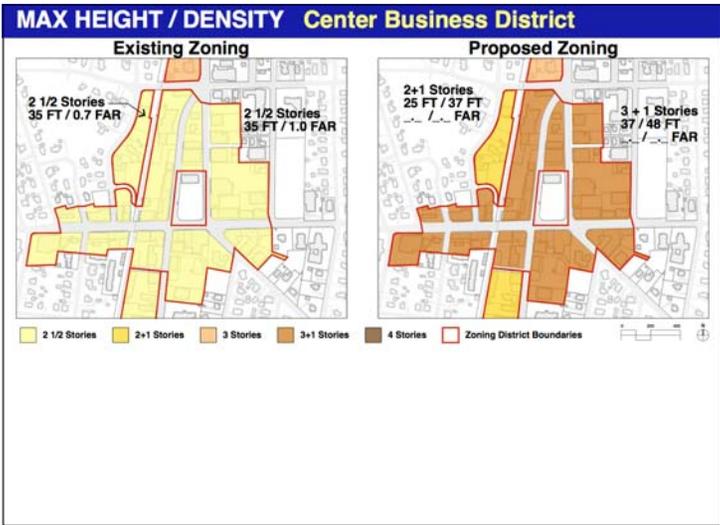
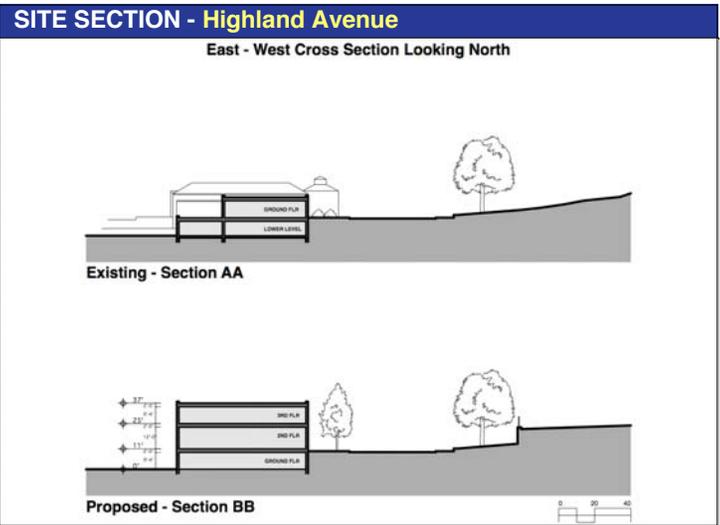
# Density

**MAX HEIGHT / DENSITY**

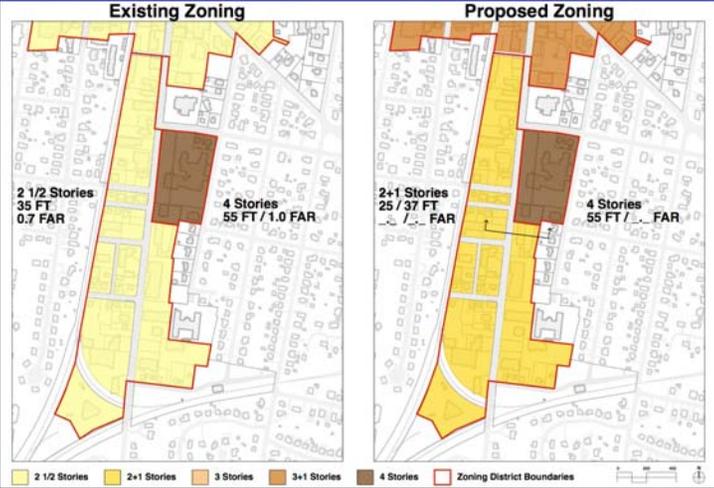


**MAX HEIGHT / DENSITY Highland Ave Business District**

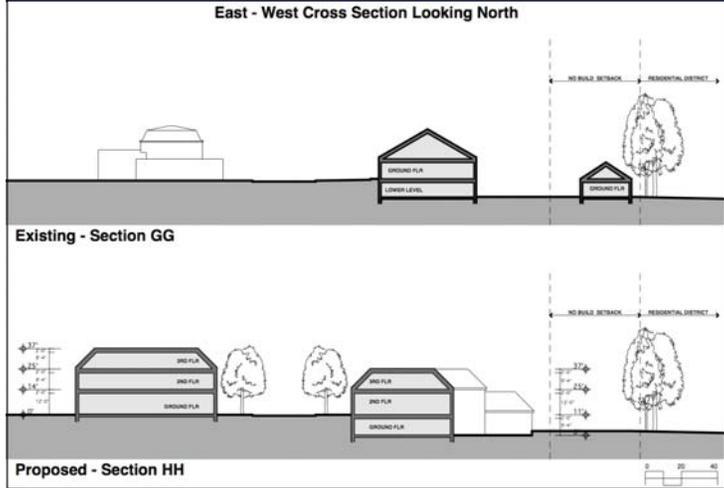




**MAX HEIGHT / DENSITY Chestnut St Business District**

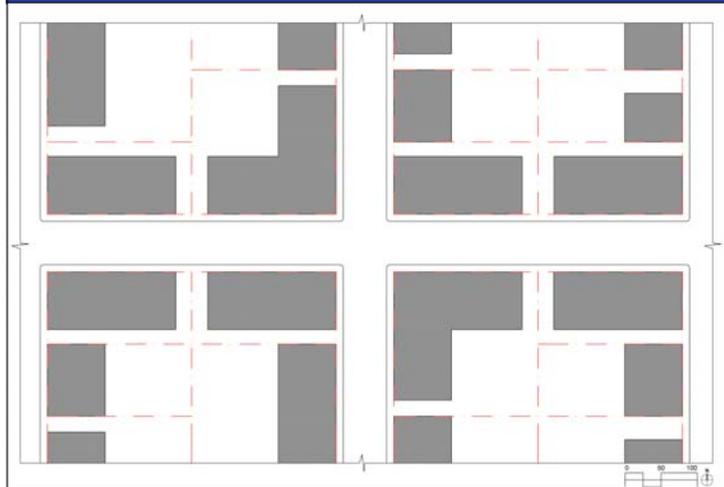


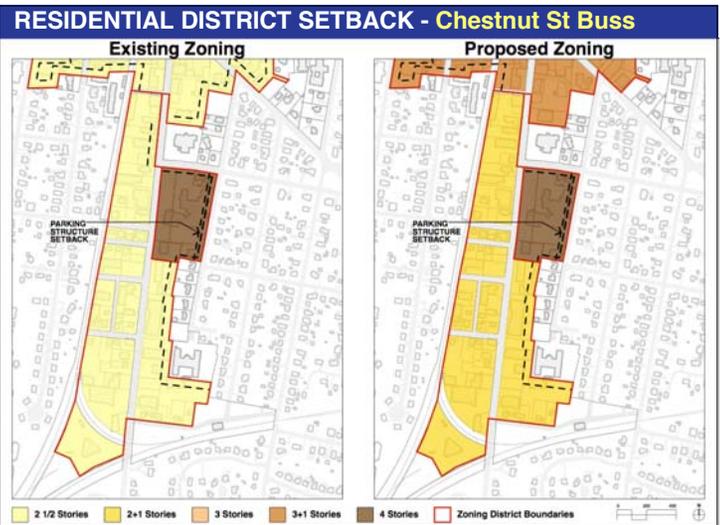
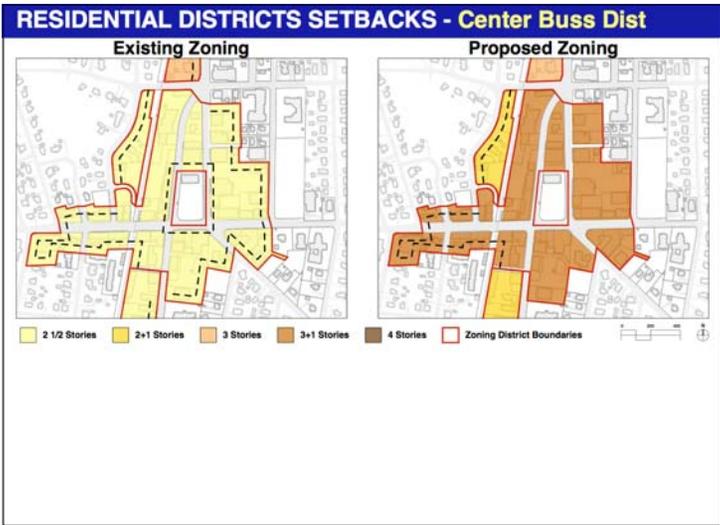
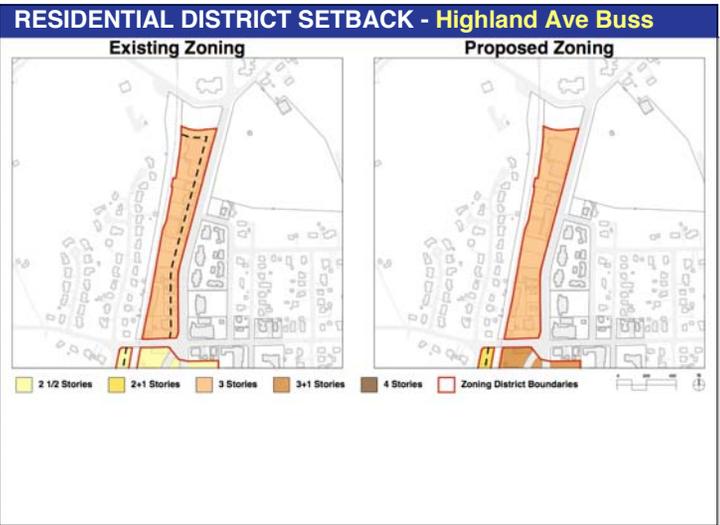
**SITE SECTION - Chestnut Street**



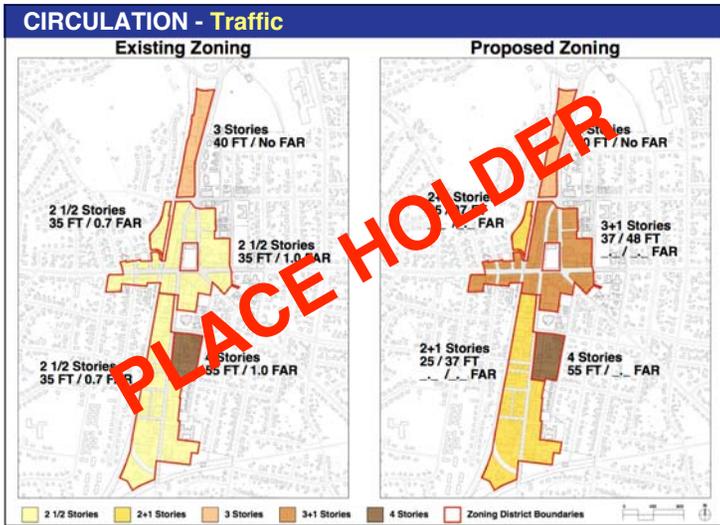
**Setbacks**

**SETBACKS - Street Frontage**

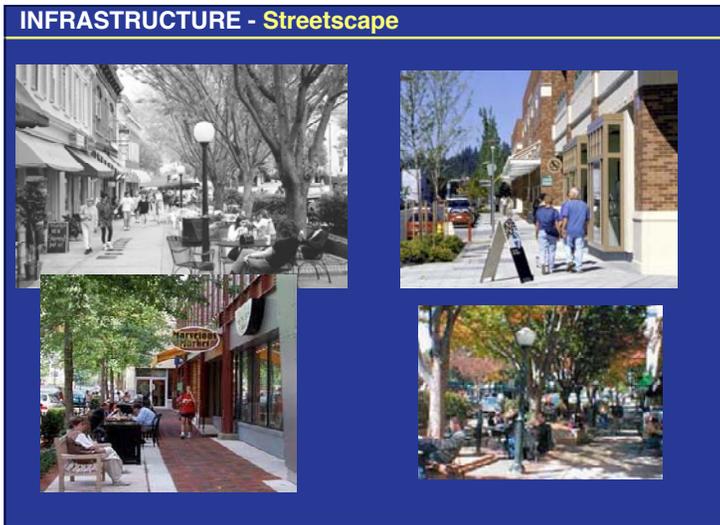




# Circulation



# Infrastructure



## INFRASTRUCTURE - Streetscape



## CIRCULATION - Pedestrian Pathways

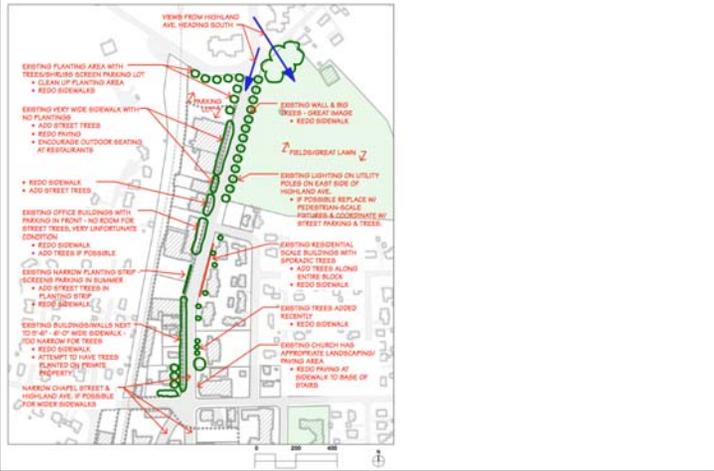


# Alternative Development Scenarios

### Conceptual Development Plan Alternative Development Scenarios

Roadway Infrastructure	
<b>Highland Avenue</b>	
1	Develop streetscape for Highland Ave as Boulevard leading into Downtown.
<b>Junction Station</b>	
2	Parking Structure for displaced spaces at Needham Heights YMCAMBTANFW Joint Venture
<b>Chestnut Street</b>	
3	Hypothetical Development - West Side - Housing and Office of Medical Related Use - 2 stories (Mixed Use and Singular Use Alternatives)
4	Hypothetical Development - West Side - Housing and Office of Medical Related Use - 3 stories (Mixed Use and Singular Use Alternatives)
5	Hypothetical Development - East Side - Office of Medical Related Use - 2 stories
6	Hypothetical Development - East Side - Office of Medical Related Use - 3 stories
<b>Theatre Block</b>	
7	Mixed Use Development
<b>Chapel St - Mixed Use</b>	
8	MBTA / Town / Parking Structure
<b>Chapel St - Parking</b>	
9	Surface Parking
10	Walking Structure
<b>Walden's Parking Lot</b>	
11	Consolidation / Improvements
12	Mixed Use Development
<b>Pedestrian Link</b>	
13	Center Station to Greene's Field
<b>Needham Service Center (Gas Station at Highland / Chapel / May)</b>	
14	***Future Consideration***

### HIGHLAND AVE IMPROVEMENTS



### PEDESTRIAN LINK - Existing



### PEDESTRIAN LINK - Proposed



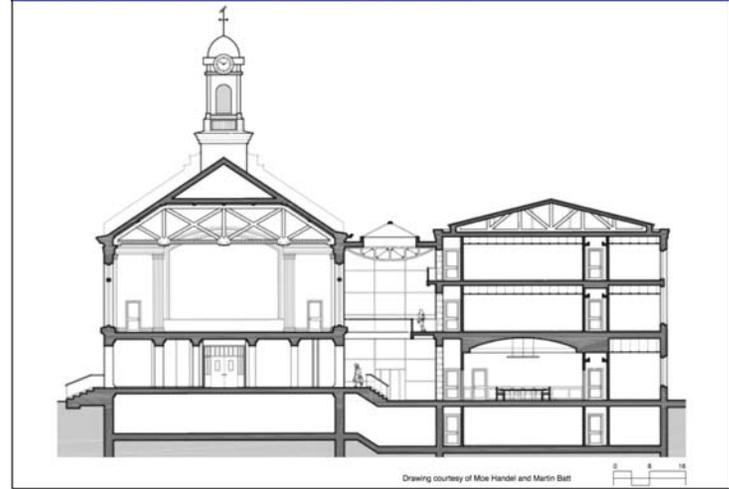
### WALGREENS - Existing



**WALGREENS - Consolidation / Improvements**



**TOWN HALL ANNEX - Building Section**



**TOWN HALL ANNEX - Interior Perspective**



**CENTER STATION PARKING - Existing**



### CENTER STATION PARKING - Consolidation / Improvements



### THEATRE BLOCK - Subtitle

**THEATRE BLOCK - SCENARIO NO. 3 - 1 PARCEL - MIXED USE - HOUSING & RETAIL - 4 STORIES**

**Proposed Project**

**Description**

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

**Lot Size** 20,060 SF  
**Frontage** 216 FT  
 (111 + 105 FT)

**Building Size (Gross Square Feet)**

Housing (12 Units)	19,108 GSF
Retail	9,980 GSF
Parking	7,824 GSF
<b>Total</b>	<b>36,912 GSF</b>

**Off-Street Parking**

Below Ground	24
Surface	7
<b>Total</b>	<b>31</b>

**Zoning Analysis** Red indicates non-compliance with existing zoning

**Maximum Lot Coverage** N/A  
 Center Business District None

**Floor Area Ratio (FAR) (Note #1)**

• With Underground Parking Garage	1.84
• Without Underground Parking Garage	1.45

Center Business District Maximum - 1.00

**Height** 4 Stories / 48 FT  
 Center Business District Maximum - 2 1/2 Stories / 35 FT

**Setbacks**

Front Setback	0 FT
Center Business District	Minimum - 3 FT
Side Setback	N/A
Center Business District (Note #2)	None
Rear Setback	N/A
Center Business District (Note #2)	None

**Off-Street Parking** 1 Space per 938 GSF (31 Spaces)

Center Business District

- Housing (Note #3) 1.5 Spaces per Unit (18 Spaces)
- Retail 1 Space per 300 GSF (33 Spaces)

**Mixed Use Total** 51 Spaces

*Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.*  
*Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.*  
*Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit*

### THEATRE BLOCK - Subtitle

**THEATRE BLOCK - SCENARIO NO. 4 - 1 PARCEL - MIXED USE - HOUSING & RETAIL - 3 STORIES**

**Proposed Project**

**Description**

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

**Lot Size** 20,060 SF  
**Frontage** 216 FT  
 (111 + 105 FT)

**Building Size (Gross Square Feet)**

Housing (8 Units)	13,091 GSF
Retail	9,980 GSF
Parking	7,824 GSF
<b>Total</b>	<b>30,895 GSF</b>

**Off-Street Parking**

Below Ground	24
Surface	7
<b>Total</b>	<b>31</b>

**Zoning Analysis** Red indicates non-compliance with existing zoning

**Maximum Lot Coverage** N/A  
 Center Business District None

**Floor Area Ratio (FAR) (Note #1)**

• With Underground Parking Garage	1.54
• Without Underground Parking Garage	1.15

Center Business District Maximum - 1.00

**Height** 3 Stories / 37 FT  
 Center Business District Maximum - 2 1/2 Stories / 35 FT

**Setbacks**

Front Setback	0 FT
Center Business District	Minimum - 3 FT
Side Setback	N/A
Center Business District (Note #2)	None
Rear Setback	N/A
Center Business District (Note #2)	None

**Off-Street Parking** 1 Space per 744 GSF (31 Spaces)

Center Business District

- Housing (Note #3) 1.5 Spaces per Unit (12 Spaces)
- Retail 1 Space per 300 GSF (33 Spaces)

**Mixed Use Total** 45 Spaces

*Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.*  
*Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.*  
*Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit*

### CHESTNUT STREET - Subtitle

**CHESTNUT STREET - SCENARIO NO. 1 - OFFICE OR MEDICAL - 2 STORIES**

**Proposed Project**

**Description**

- 2 Floors Offices or Medical Related Services
- 1 Floor Underground Parking

**Lot Size** 25,633 SF  
**Frontage** 450 FT  
 (101 + 202 + 147 FT)

**Building Size (Gross Square Feet)**

Offices	33,530 GSF
Parking	16,765 GSF
<b>Total</b>	<b>50,295 GSF</b>

**Off-Street Parking**

Below Ground	32
Surface	3
<b>Total</b>	<b>35</b>

**Zoning Analysis** Red indicates non-compliance with existing zoning

**Maximum Lot Coverage** N/A  
 Chestnut St Business District None

**Floor Area Ratio (FAR) (Note #1)**

• With Underground Parking Garage	1.96
• Without Underground Parking Garage	1.31

Chestnut St Business District Maximum - 0.70

**Height (Assumes Gable Roof)** 2 Stories / 35 FT  
 Chestnut St Business District Maximum - 2 1/2 Stories / 35 FT

**Setbacks**

Front Setback	0 FT
Chestnut St Business District	Minimum - 20 FT
Side Setback	N/A
Chestnut St Business District (Note #2)	None
Rear Setback	N/A
Chestnut St Business District (Note #2)	None

**Off-Street Parking** 1 Space per 958 GSF (35 Spaces)

Chestnut St Business District

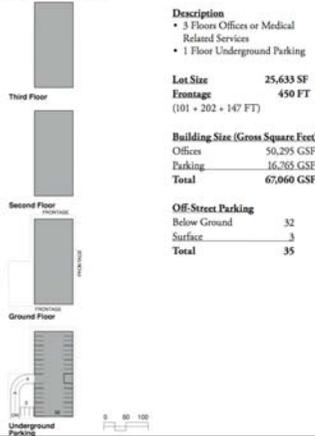
- Medical, Dental & Related Health Services 1 Space per 200 GSF (168 Spaces)
- Offices & Banks 1 Space per 300 GSF (112 Spaces)

*Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.*  
*Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.*

## CHESTNUT STREET - Subtitle

### CHESTNUT STREET - SCENARIO NO. 2 - OFFICE OR MEDICAL - 3 STORIES

#### Proposed Project



**Description**

- 3 Floors Offices or Medical Related Services
- 1 Floor Underground Parking

**Lot Size** 25,633 SF  
**Frontage** 450 FT  
(101 + 202 + 147 FT)

**Building Size (Gross Square Feet)**

Offices	50,295 GSF
Parking	16,765 GSF
<b>Total</b>	<b>67,060 GSF</b>

**Off-Street Parking**

Below Ground	32
Surface	3
<b>Total</b>	<b>35</b>

#### Zoning Analysis Red indicates non-compliance with existing zoning

<b>Maximum Lot Coverage</b>	N/A
Chestnut St Business District	None
<b>Floor Area Ratio (FAR) (Note #1)</b>	
• With Underground Parking Garage	2.62
• Without Underground Parking Garage	1.96
Chestnut St Business District	Maximum - 0.70
<b>Height (Assumes Gable Roof)</b>	3 Stories / 48 FT
Chestnut St Business District	Maximum - 2 1/2 Stories / 35 FT
<b>Setbacks</b>	
<b>Front Setback</b>	0 FT
Chestnut St Business District	Minimum - 20 FT
Side Setback	N/A
Chestnut St Business District (Note #2)	None
Rear Setback	N/A
Chestnut St Business District (Note #2)	None
<b>Off-Street Parking</b>	1 Space per 1,437 GSF (35 Spaces)
Chestnut St Business District	
• Medical, Dental & Related Health Services	1 Space per 200 GSF (168 Spaces)
• Offices & Banks	1 Space per 300 GSF (112 Spaces)

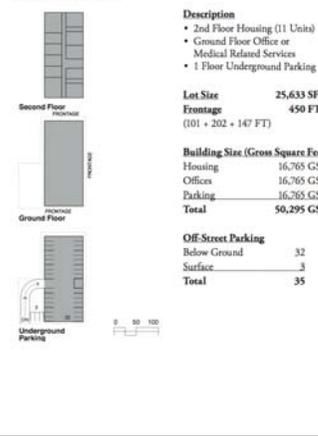
Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

## CHESTNUT STREET - Subtitle

### CHESTNUT STREET - SCENARIO NO. 3 - MIXED USE -HOUSING WITH OFFICE OR MEDICAL - 2 STORIES

#### Proposed Project



**Description**

- 2nd Floor Housing (11 Units)
- Ground Floor Office or Medical Related Services
- 1 Floor Underground Parking

**Lot Size** 25,633 SF  
**Frontage** 450 FT  
(101 + 202 + 147 FT)

**Building Size (Gross Square Feet)**

Housing	16,765 GSF
Offices	16,765 GSF
Parking	16,765 GSF
<b>Total</b>	<b>50,295 GSF</b>

**Off-Street Parking**

Below Ground	32
Surface	3
<b>Total</b>	<b>35</b>

#### Zoning Analysis Red indicates non-compliance with existing zoning

<b>Maximum Lot Coverage</b>	N/A
Chestnut St Business District	None
<b>Floor Area Ratio (FAR) (Note #1)</b>	
• With Underground Parking Garage	1.96
• Without Underground Parking Garage	1.31
Chestnut St Business District	Maximum - 0.70
<b>Height (Assumes Gable Roof)</b>	2 Stories / 35 FT
Chestnut St Business District	Maximum - 2 1/2 Stories / 35 FT & No More Than 2 Occupied Stories
<b>Setbacks</b>	
<b>Front Setback</b>	0 FT
Chestnut St Business District	Minimum - 20 FT
Side Setback	N/A
Chestnut St Business District (Note #2)	None
Rear Setback	N/A
Chestnut St Business District (Note #2)	None
<b>Off-Street Parking</b>	1 Space per 958 GSF (35 Spaces)
Chestnut St Business District	
• Housing (Note #3)	1.5 Spaces per Unit (17 Spaces)
• Medical, Dental & Related Health Services	1 Space per 200 GSF (84 Spaces)
• Offices & Banks	1 Space per 300 GSF (112 Spaces)
<b>Mixed Use Total</b>	<b>101 (Housing &amp; Medical) or 73 (Housing &amp; Office)</b>

Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

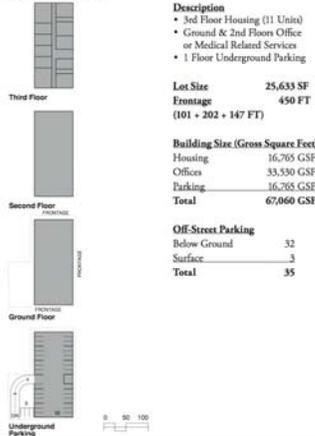
Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

## CHESTNUT STREET - Subtitle

### CHESTNUT STREET - SCENARIO NO. 4 - MIXED USE -HOUSING WITH OFFICE OR MEDICAL - 3 STORIES

#### Proposed Project



**Description**

- 3rd Floor Housing (11 Units)
- Ground & 2nd Floors Office or Medical Related Services
- 1 Floor Underground Parking

**Lot Size** 25,633 SF  
**Frontage** 450 FT  
(101 + 202 + 147 FT)

**Building Size (Gross Square Feet)**

Housing	16,765 GSF
Offices	33,530 GSF
Parking	16,765 GSF
<b>Total</b>	<b>67,060 GSF</b>

**Off-Street Parking**

Below Ground	32
Surface	3
<b>Total</b>	<b>35</b>

#### Zoning Analysis Red indicates non-compliance with existing zoning

<b>Maximum Lot Coverage</b>	N/A
Chestnut St Business District	None
<b>Floor Area Ratio (FAR) (Note #1)</b>	
• With Underground Parking Garage	2.62
• Without Underground Parking Garage	1.96
Chestnut St Business District	Maximum - 0.70
<b>Height (Assumes Gable Roof)</b>	3 Stories / 48 FT
Chestnut St Business District	Maximum - 2 1/2 Stories / 35 FT & No More Than 2 Occupied Stories
<b>Setbacks</b>	
<b>Front Setback</b>	0 FT
Chestnut St Business District	Minimum - 20 FT
Side Setback	N/A
Chestnut St Business District (Note #2)	None
Rear Setback	N/A
Chestnut St Business District (Note #2)	None
<b>Off-Street Parking</b>	1 Space per 1,437 GSF (35 Spaces)
Chestnut St Business District	
• Housing (Note #3)	1.5 Spaces per Unit (17 Spaces)
• Medical, Dental & Related Health Services	1 Space per 200 GSF (168 Spaces)
• Offices & Banks	1 Space per 300 GSF (112 Spaces)
<b>Mixed Use Total</b>	<b>185 (Housing &amp; Medical) or 129 (Housing &amp; Office)</b>

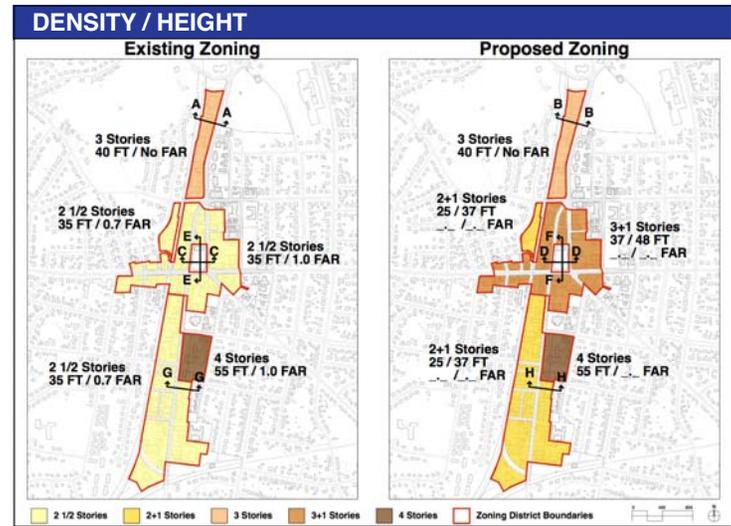
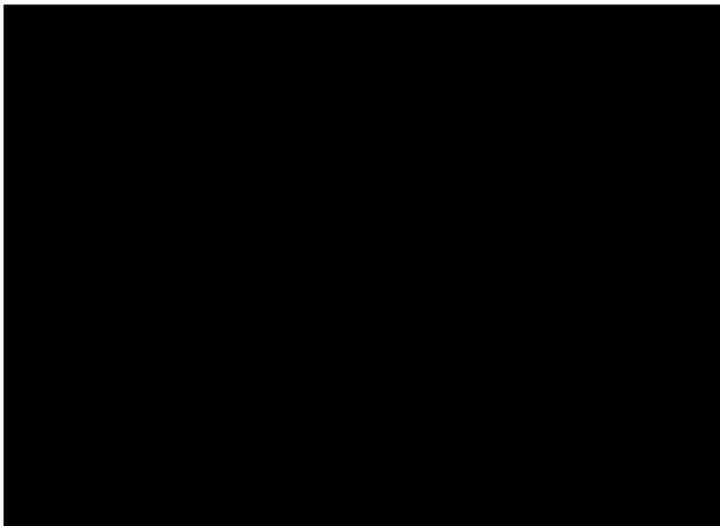
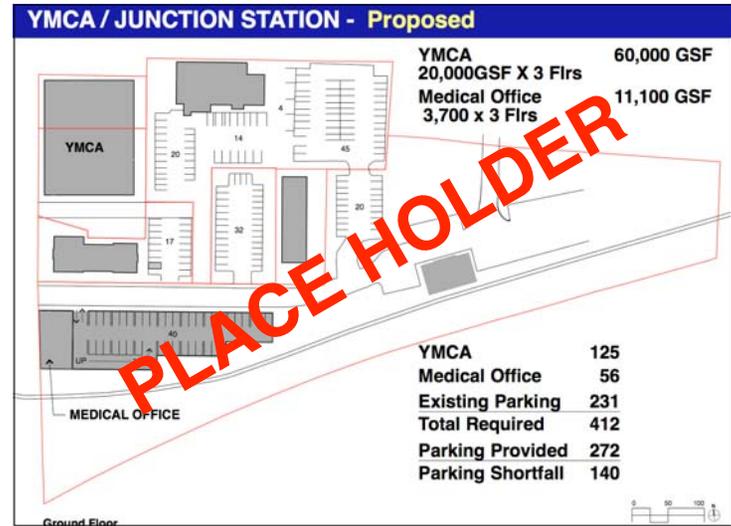
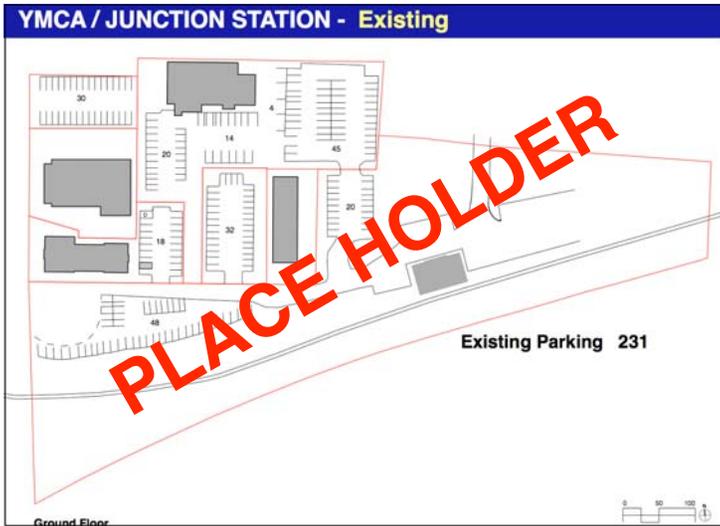
Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

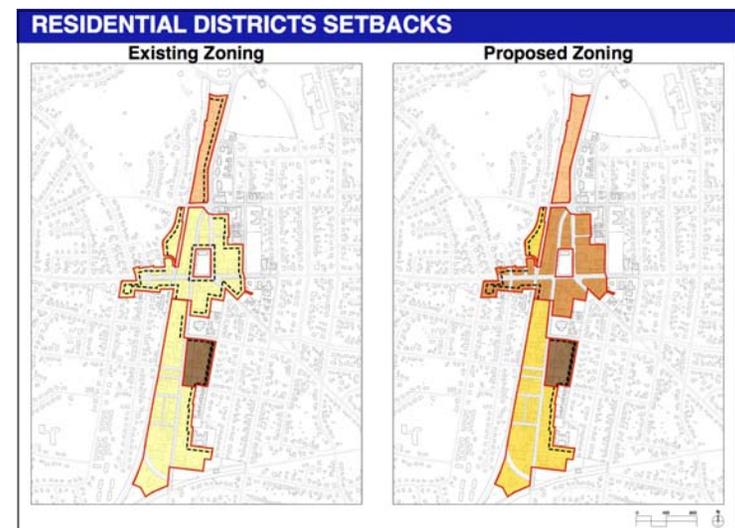
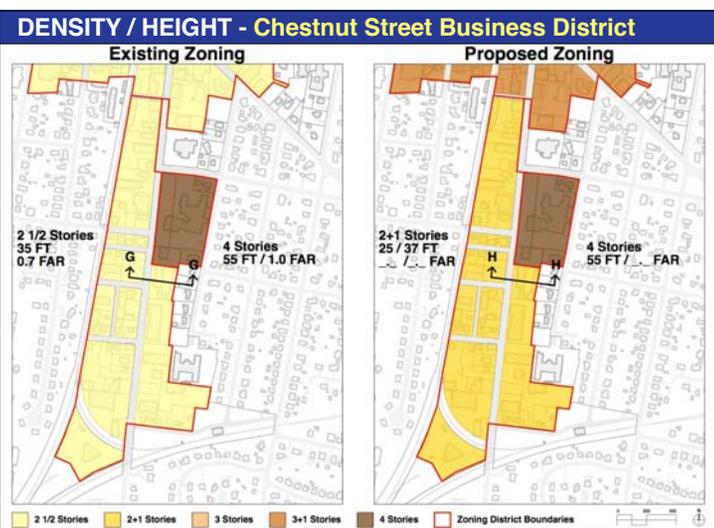
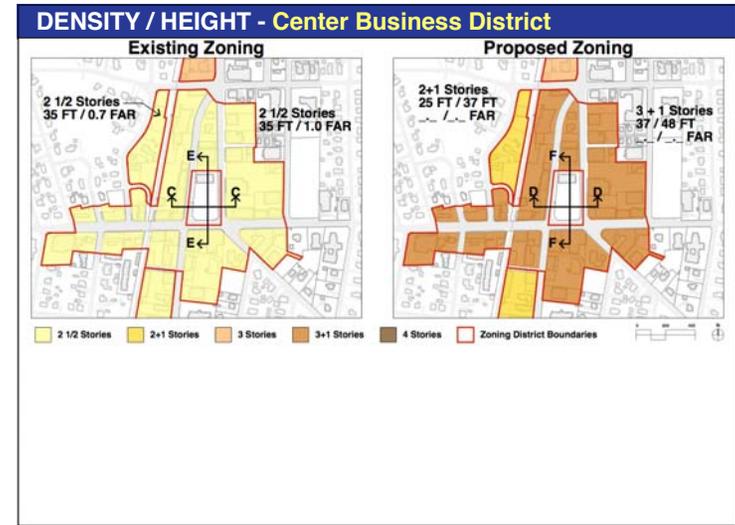
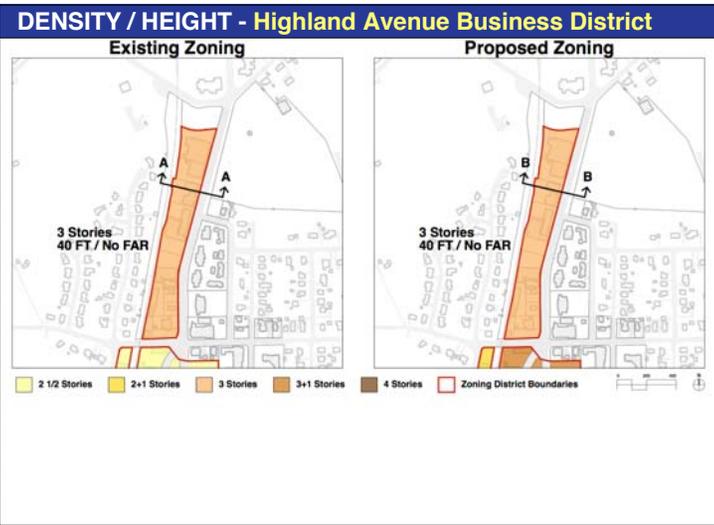
Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

## YMCA / JUNCTION STATION - Existing







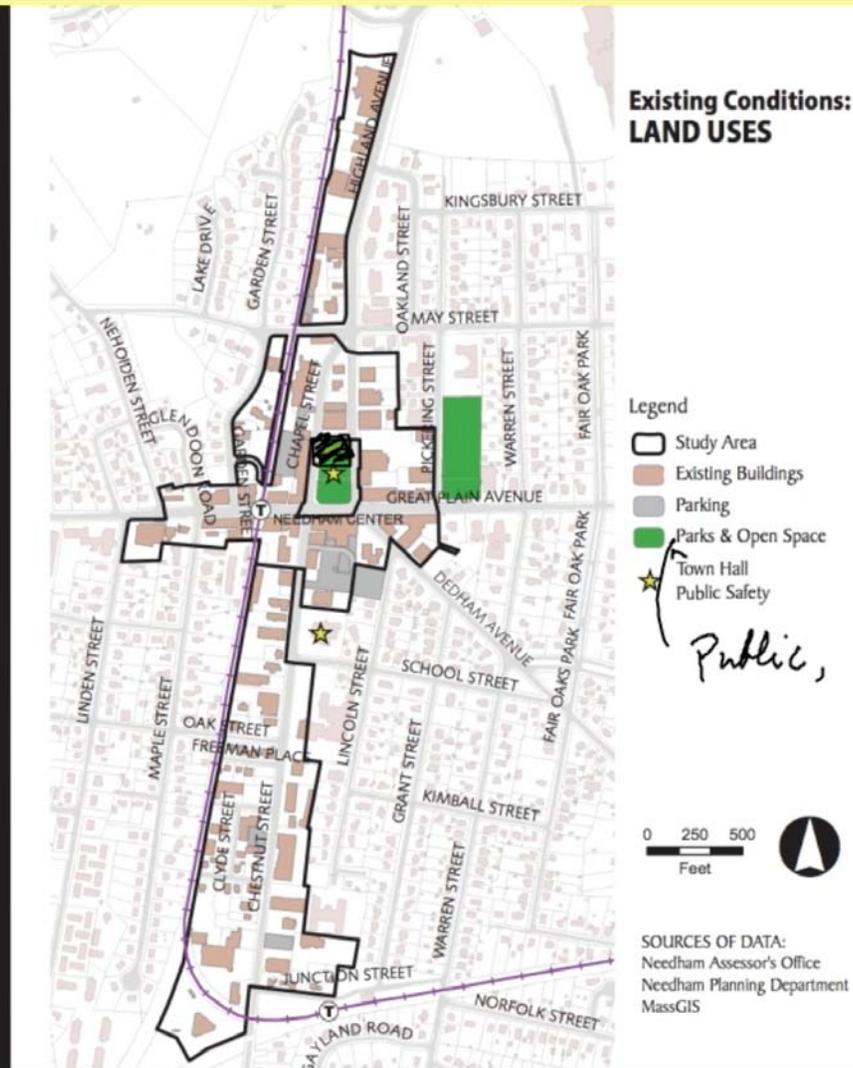
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Uses of Land, cont'd

- About 48% of the buildings surveyed have a single commercial tenant
- 36% support two to four tenants
- 15% support more than four tenants, including some residential occupants
- Very few vacant commercial units

-6-



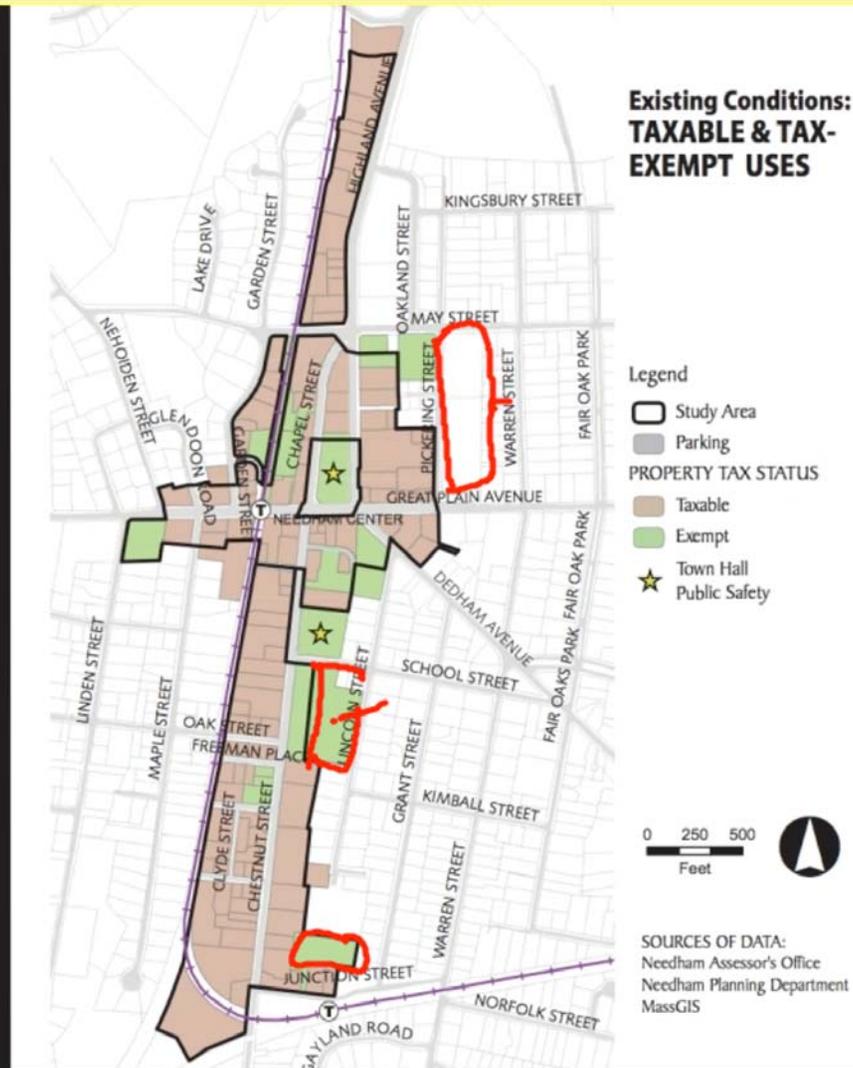
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Assessed Values

- About 75% of properties are taxable commercial or residential uses
- Public, charitable and other tax-exempt uses include Town Hall, other town-owned land, religious and health care facilities, public parking and other services

-7-

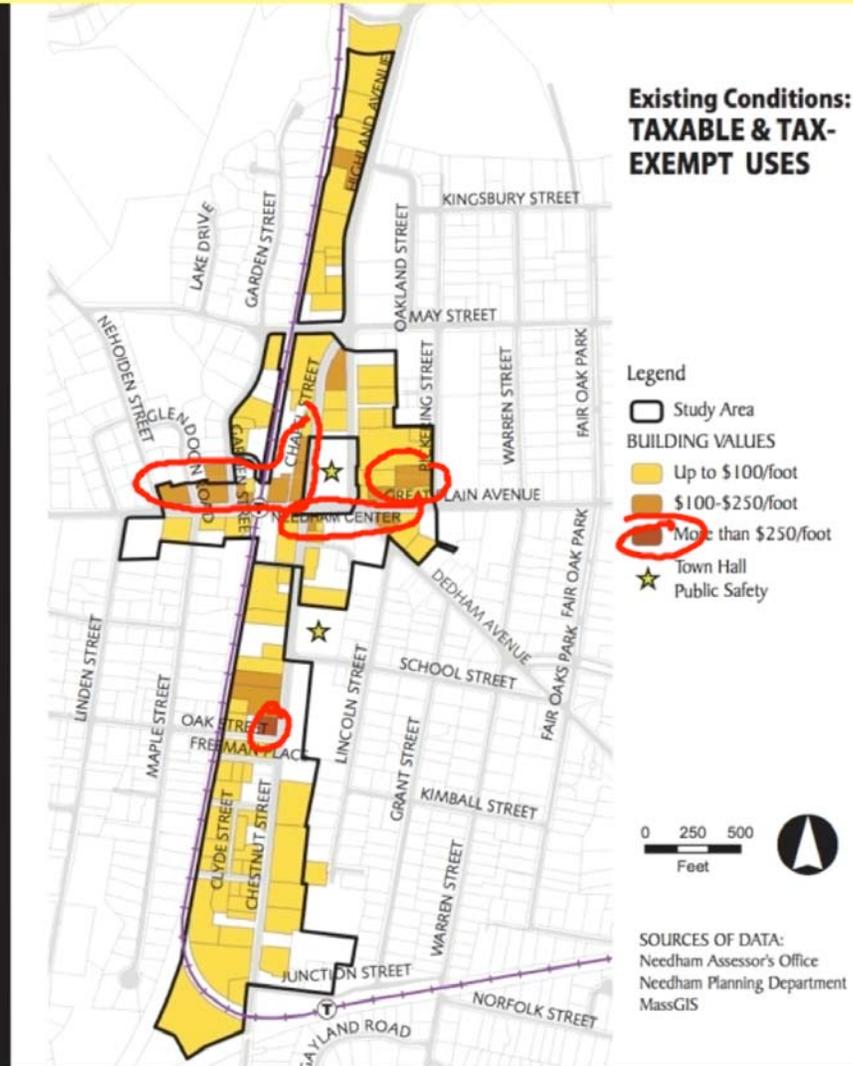


# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Assessed Values, cont'd

- Looking strictly at building values, the taxable value per foot for non-exempt properties varies considerably
- Differences not limited to differences in class of use
- Within each class of use, building values also vary quite a bit

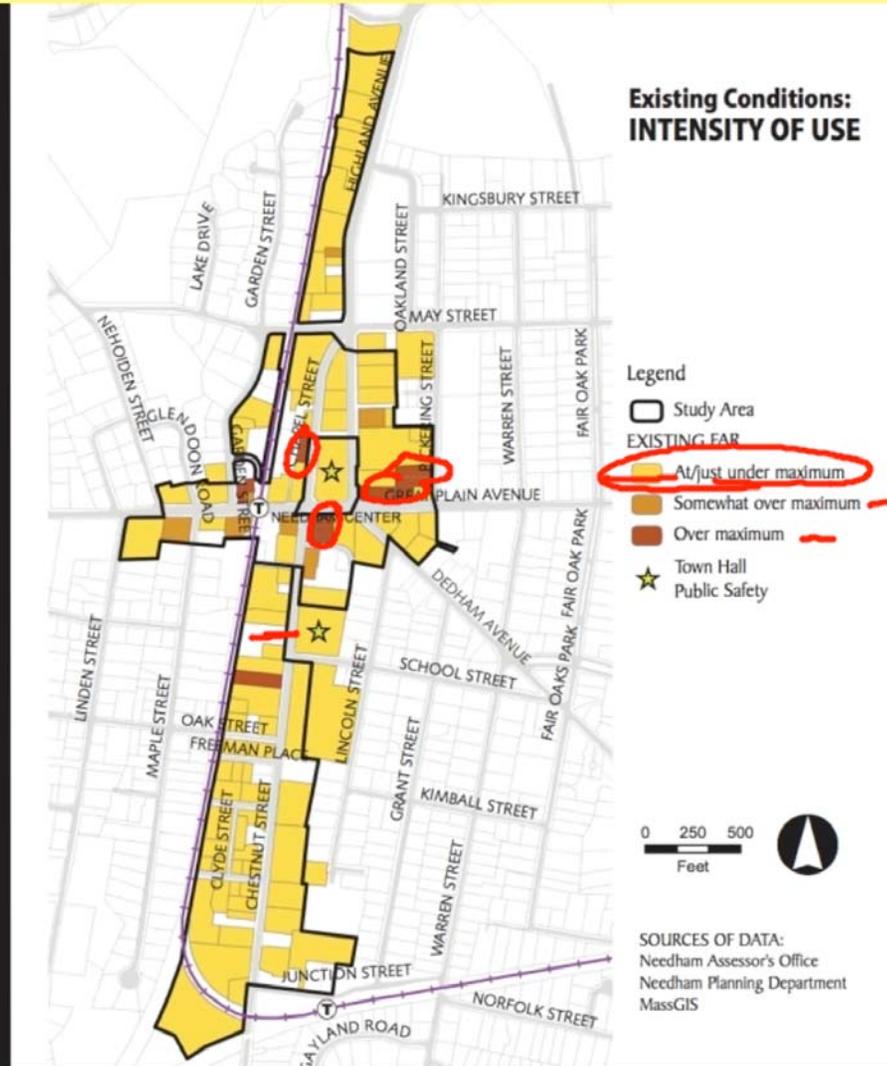


# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Relationship to Existing Zoning

- Needham's downtown consists of fairly low-intensity development
- The average floor area ratio for the study area as a whole is about .673, excluding public buildings and a few parcels for which floor area data are unavailable



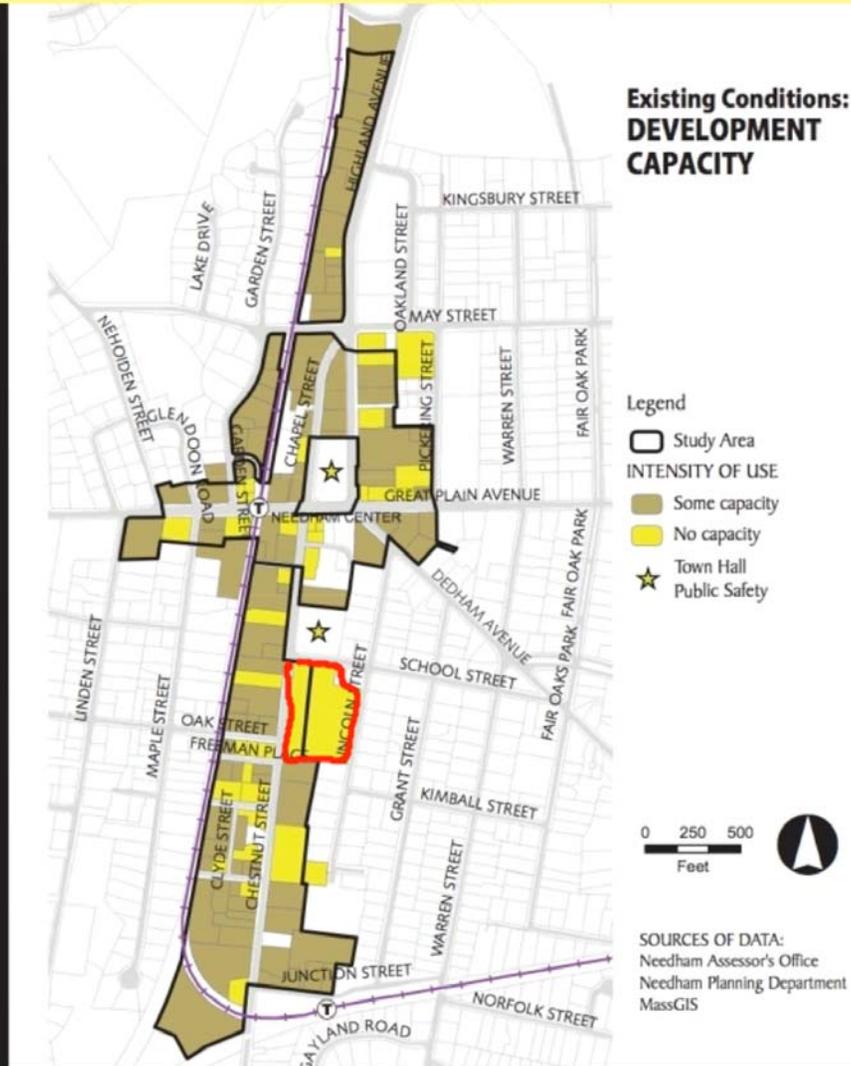
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Capacity to Accommodate Growth

- On one hand, many parcels appear to have “unused” development capacity, i.e., the amount of development today does not exceed the Town’s zoning requirements, measured in FAR

-10-



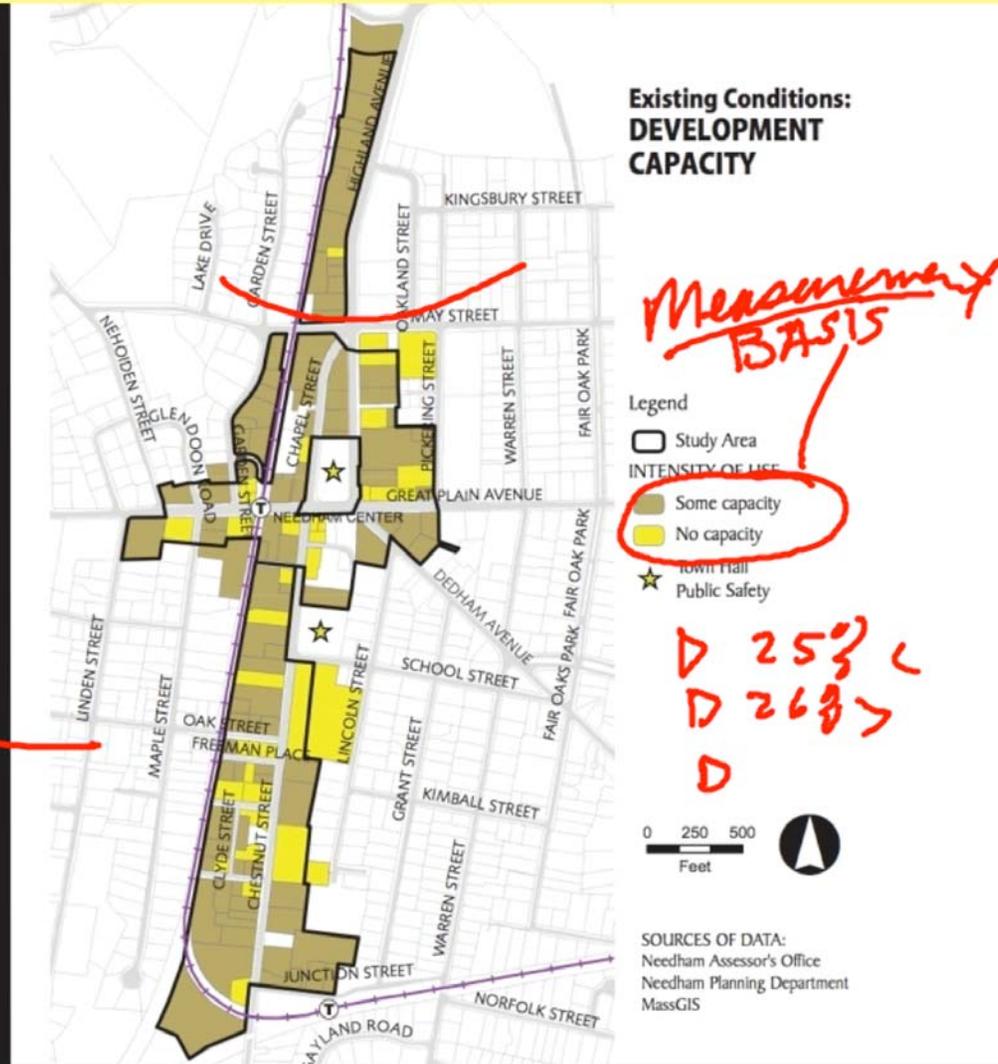
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Capacity to Accommodate Growth

- On one hand, many parcels appear to have "unused" development capacity, i.e., the amount of development today does not exceed the Town's zoning requirements, measured in FAR

-10-



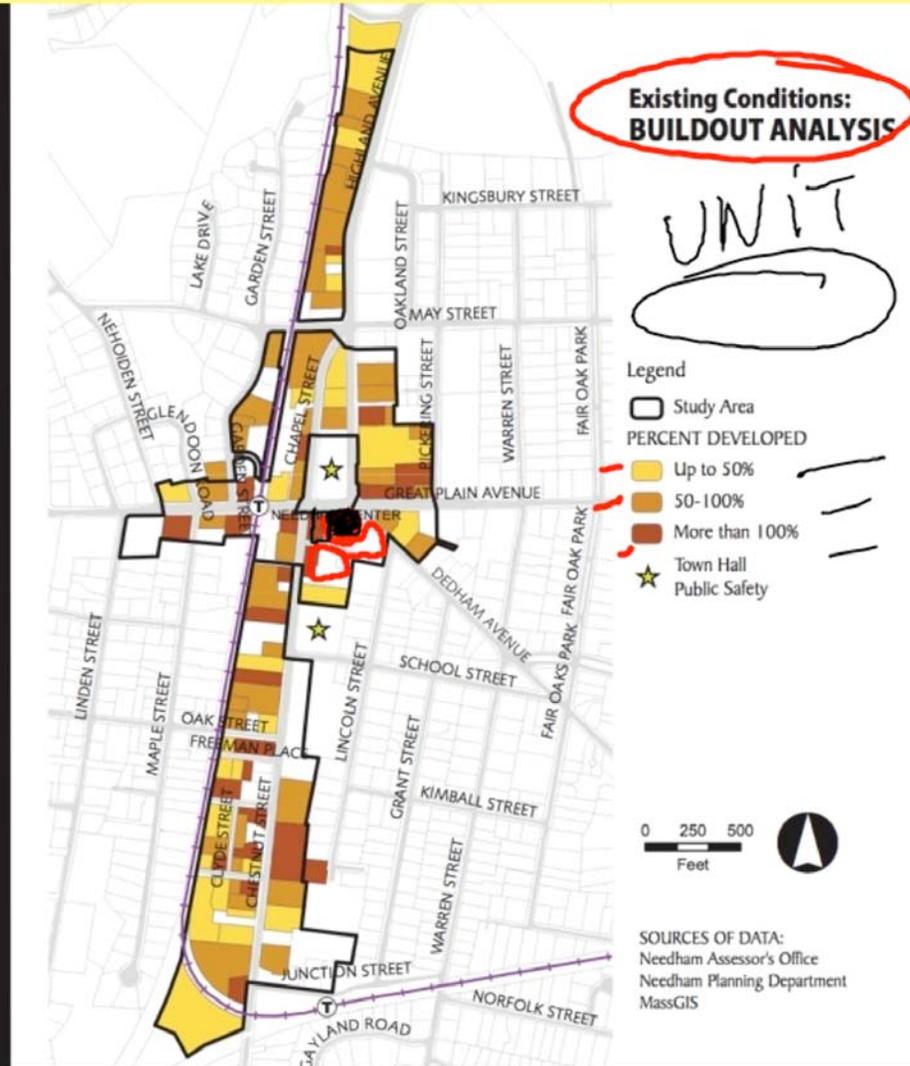
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Capacity to Accommodate Growth

- On the other hand, properties already at 50%+ of allowed intensity of use have little room to grow
- More than 75% of parcels fall into this category

-11-



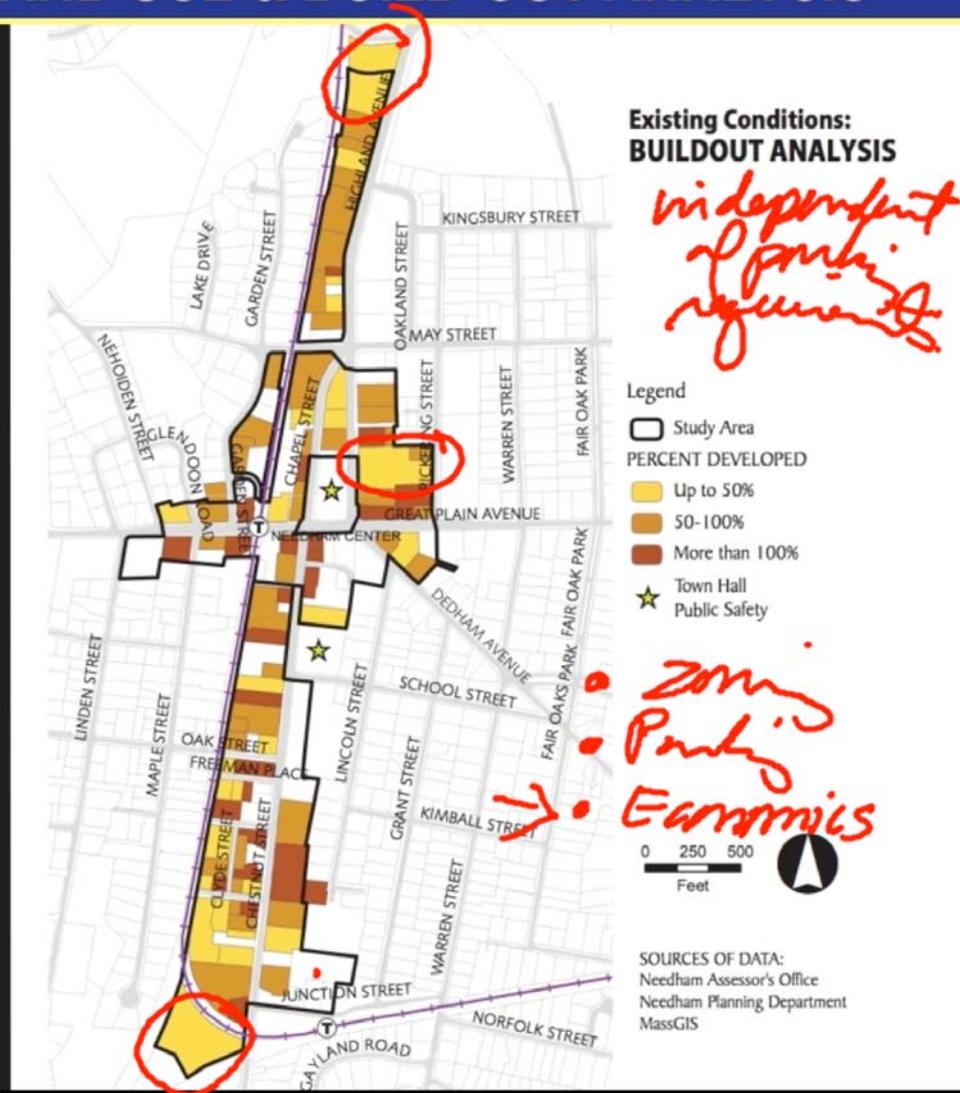
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Capacity to Accommodate Growth

- On the other hand, properties already at 50%+ of allowed intensity of use have little room to grow
- More than 75% of parcels fall into this category

-11-



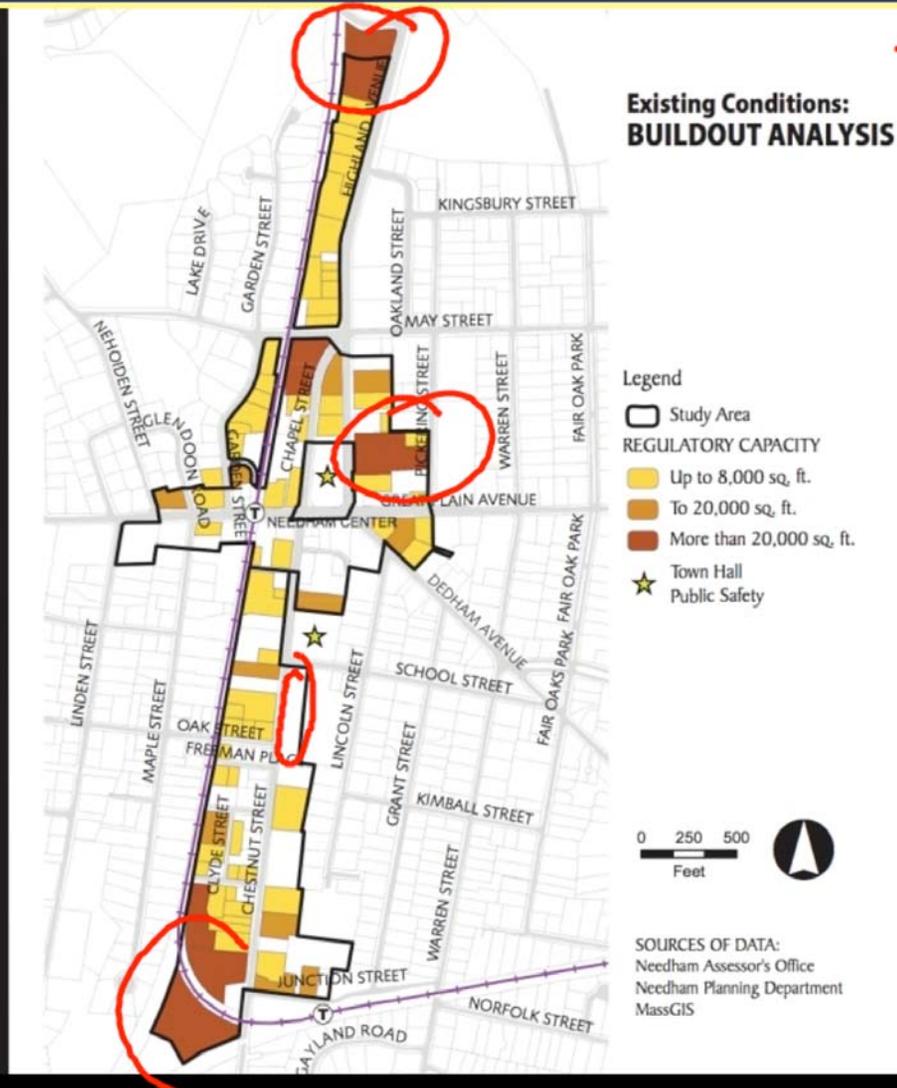
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Capacity to Accommodate Growth

- For properties with any development capacity “in reserve,” the average amount of additional floor area that can be built under existing zoning is 8,000 sq. ft.
- But, the average land required for additional surface parking is 9,800 sq. ft.

-12-



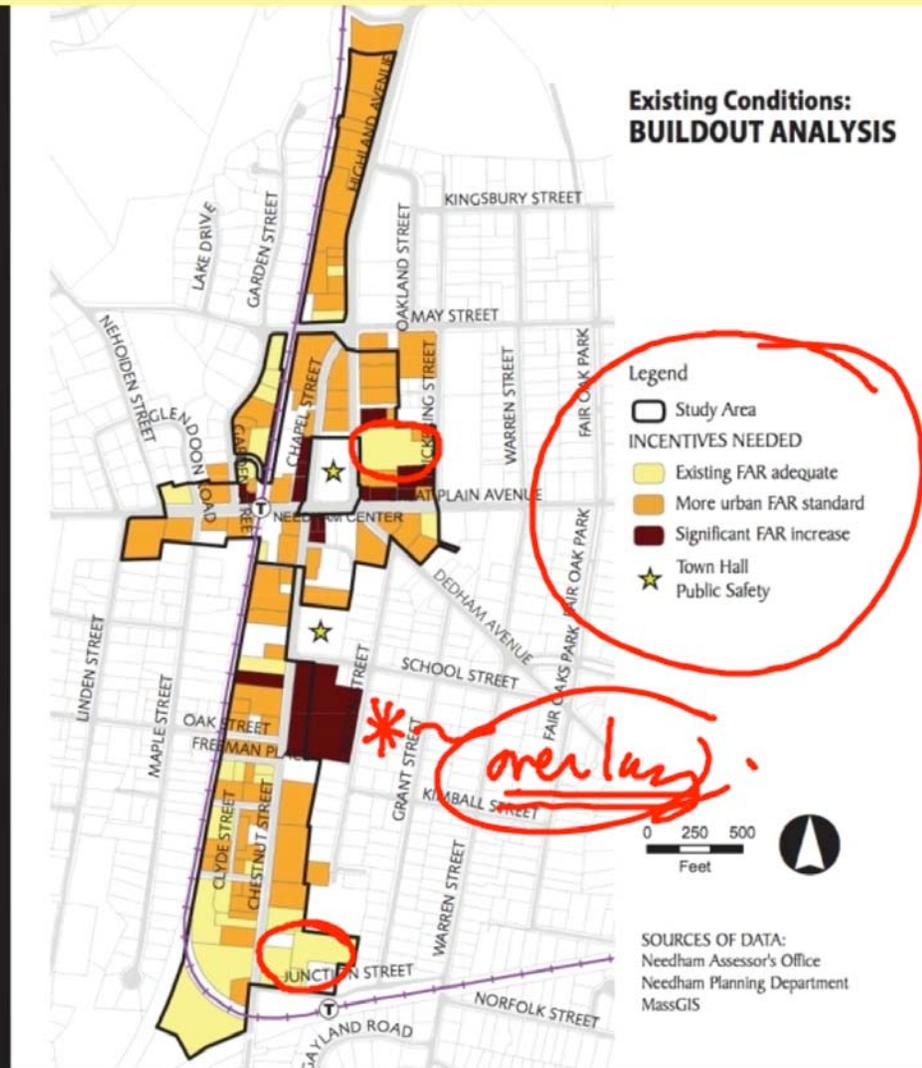
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Constraints

- Most properties would need FAR incentives to carry out a major redevelopment project, based on existing market value
- However, mix of uses also affects the amount of space required to entice new investment because some uses generate more income than others...

-14-



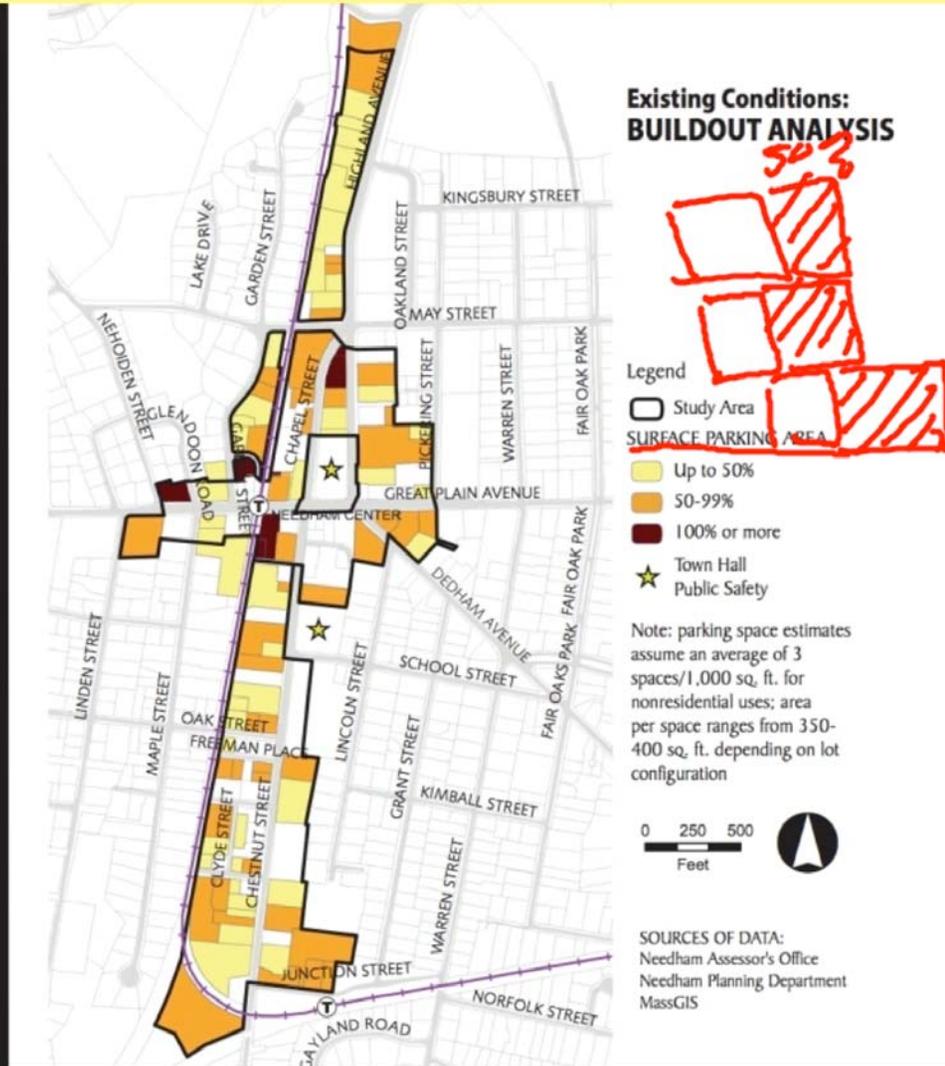
# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Constraints

- In some cases, the land required for additional parking exceeds 50% of the existing lot area
- Study area needs public parking, parking waivers for small projects, contributions to an off-street parking fund, and dimensional rules conscious of the cost of covered or sub-grade parking

-16-

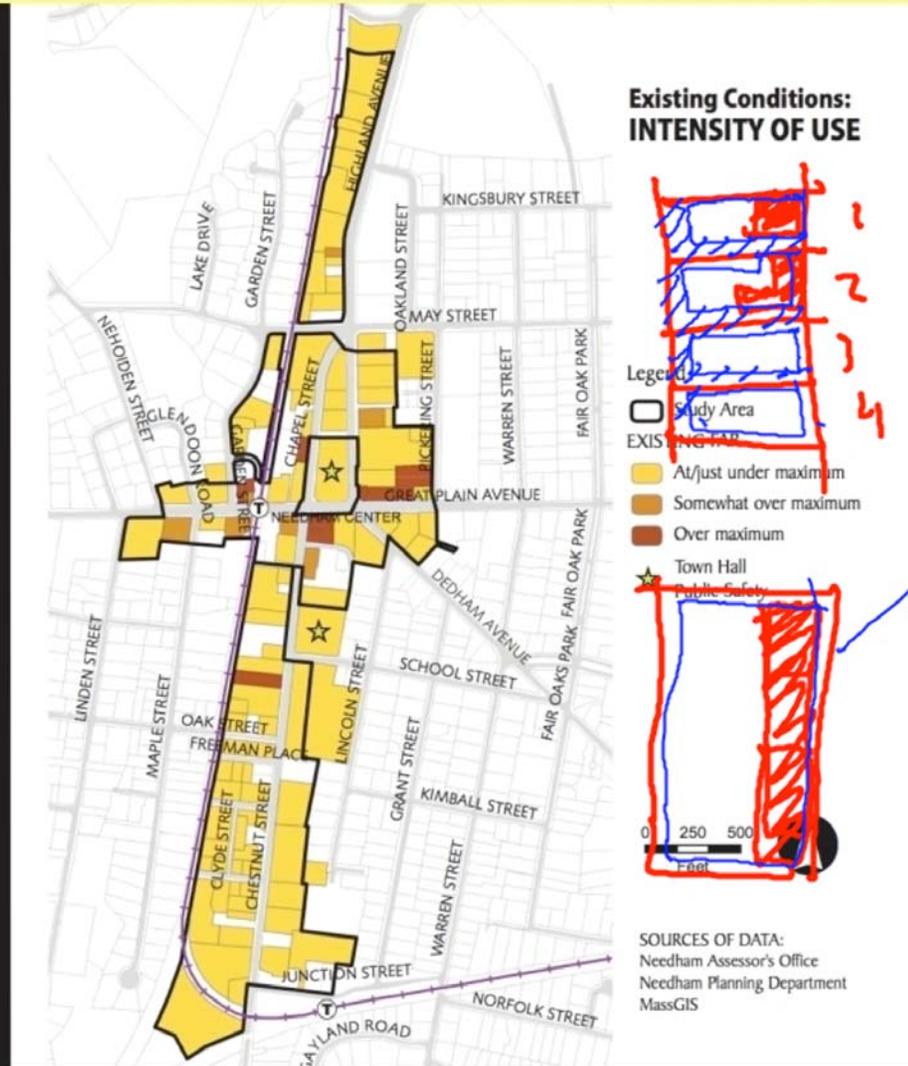


# EXISTING ZONING, LAND USE & BUILD-OUT ANALYSIS

## Needham Downtown Plan

### Relationship to Existing Zoning

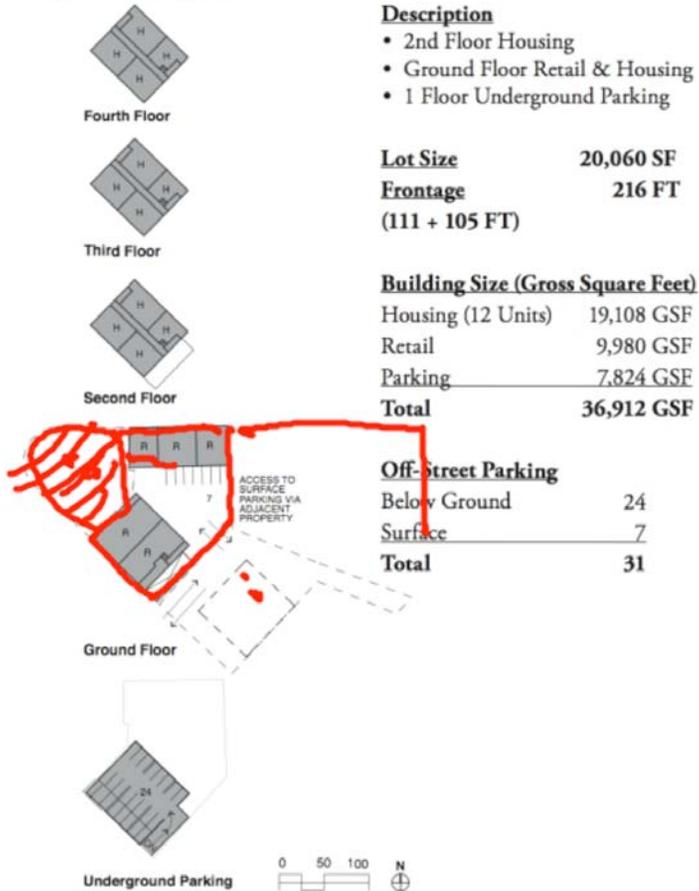
- Needham's downtown consists of fairly low-intensity development
- The average floor area ratio for the study area as a whole is about .673, excluding public buildings and a few parcels for which floor area data are unavailable



# THEATRE BLOCK - Subtitle

## THEATRE BLOCK - SCENARIO NO. 3 - 1 PARCEL - MIXED USE - HOUSING & RETAIL - 4 STORIES

### Proposed Project



#### Description

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

**Lot Size** 20,060 SF  
**Frontage** 216 FT  
 (111 + 105 FT)

#### Building Size (Gross Square Feet)

Housing (12 Units) 19,108 GSF  
 Retail 9,980 GSF  
 Parking 7,824 GSF  
**Total** 36,912 GSF

#### Off-street Parking

Below Ground 24  
 Surface 7  
**Total** 31

### Zoning Analysis *Red indicates non-compliance with existing zoning*

#### Maximum Lot Coverage

Center Business District N/A  
 None

#### Floor Area Ratio (FAR) (Note #1)

- With Underground Parking Garage 1.84
- Without Underground Parking Garage 1.45

Center Business District Maximum - 1.00

#### Height

4 Stories / 48 FT

Center Business District Maximum - 2 1/2 Stories / 35 FT

#### Setbacks

*Front Setback* 0 FT

Center Business District Minimum - 3 FT

Side Setback N/A

Center Business District (Note #2) None

Rear Setback N/A

Center Business District (Note #2) None

#### Off-Street Parking

1 Space per 938 GSF (31 Spaces)

Center Business District

- Housing (Note #3) 1.5 Spaces per Unit (18 Spaces)

- Retail 1 Space per 300 GSF (33 Spaces)

**Mixed Use Total** 51 Spaces

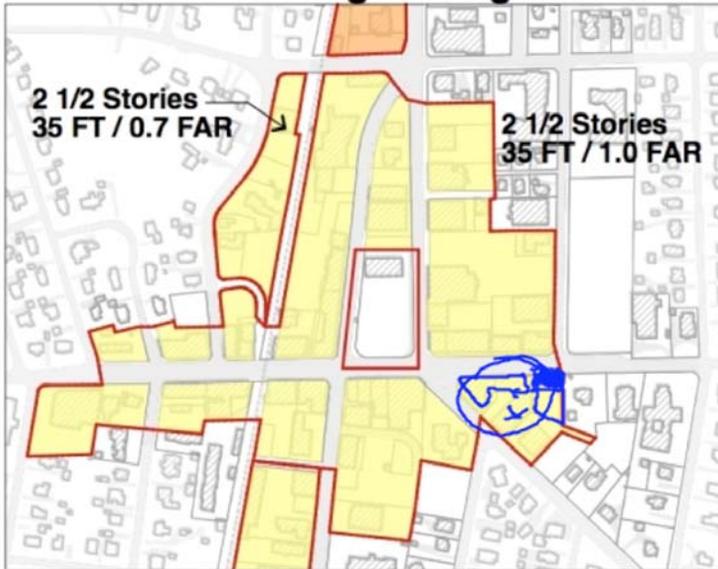
Note #1 - Planning Board may issue special permit to exempt floor are of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

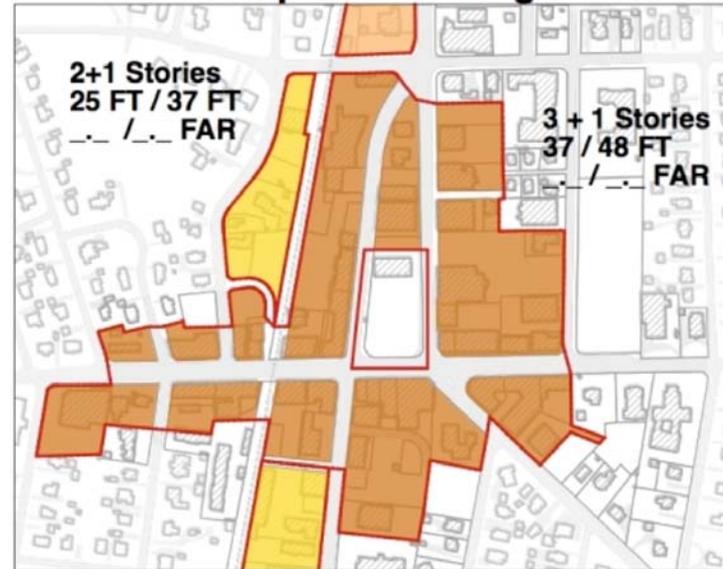
Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

# MAX HEIGHT / DENSITY Center Business District

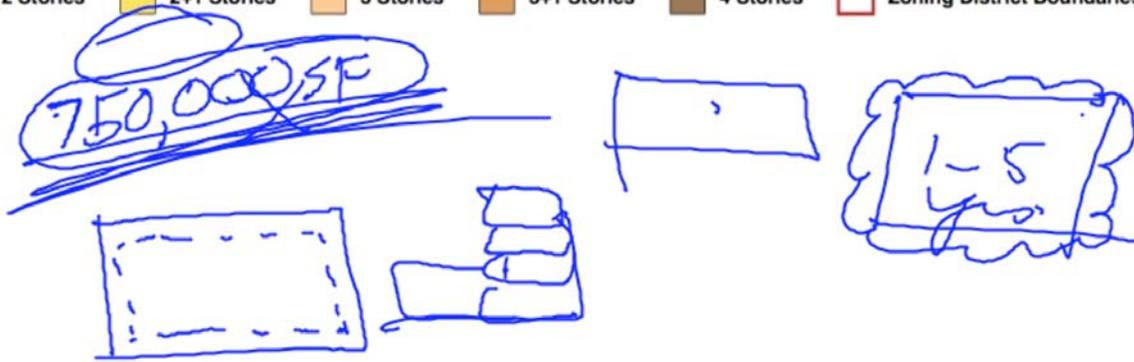
## Existing Zoning

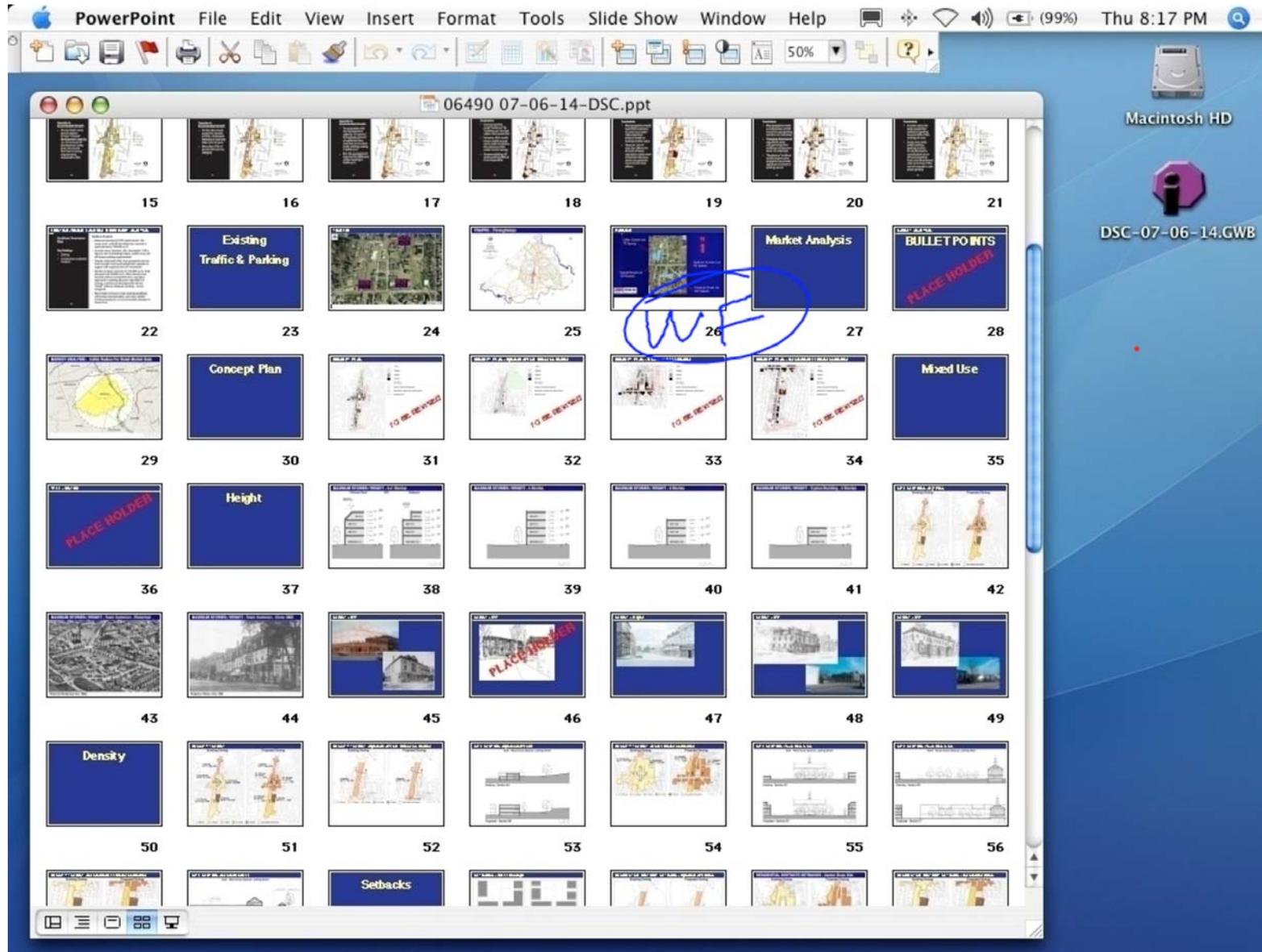


## Proposed Zoning

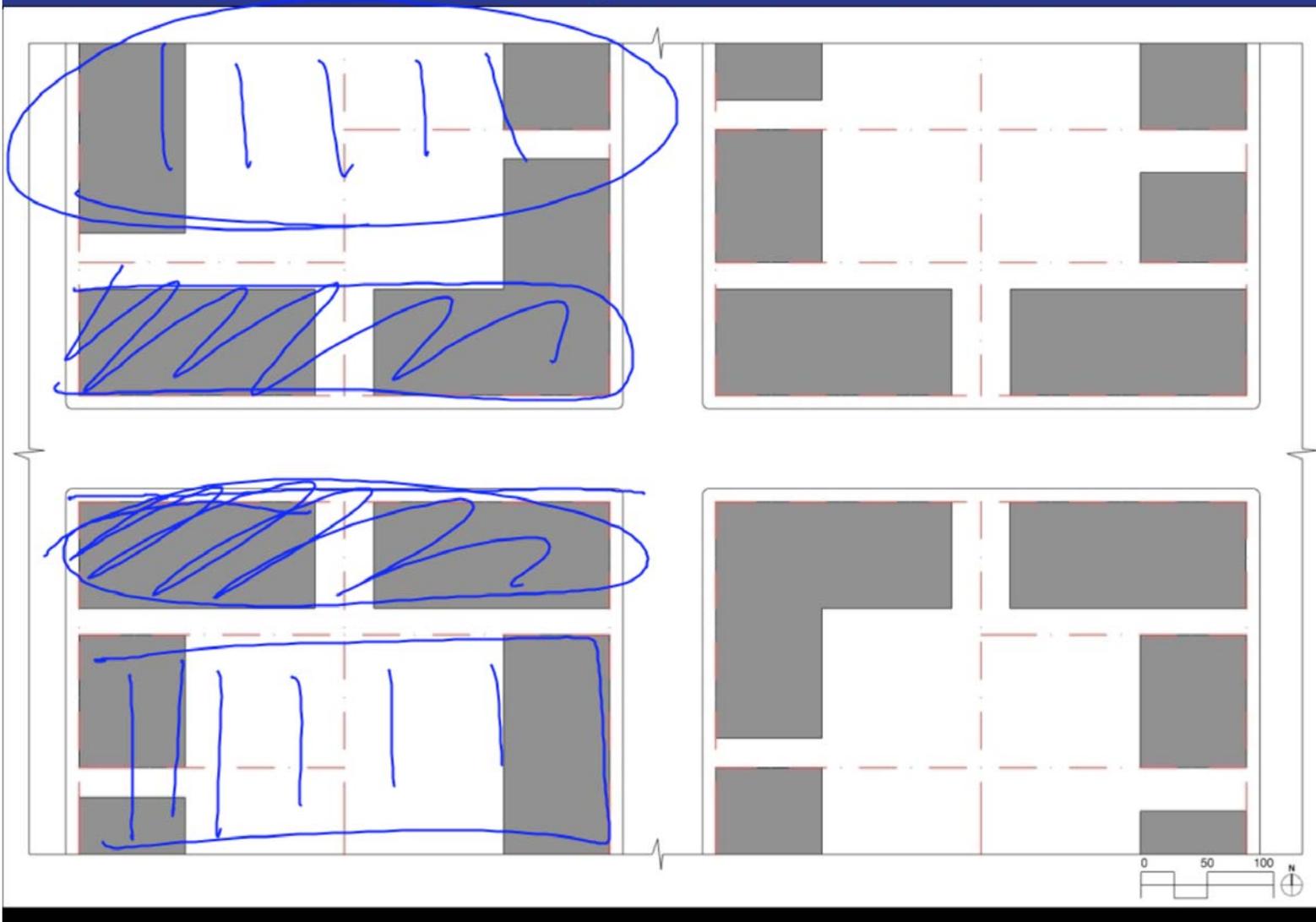


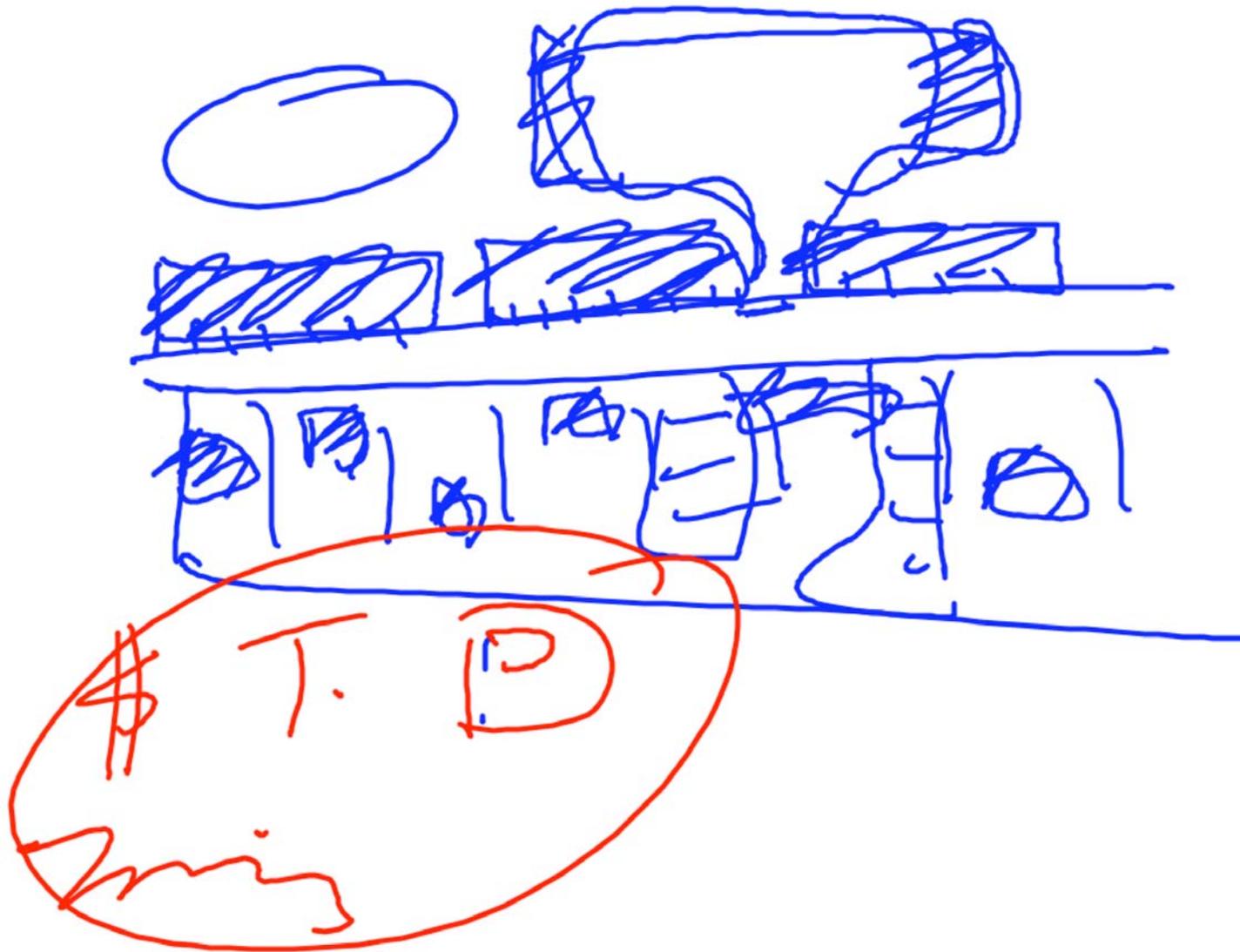
2 1/2 Stories   2+1 Stories   3 Stories   3+1 Stories   4 Stories   Zoning District Boundaries



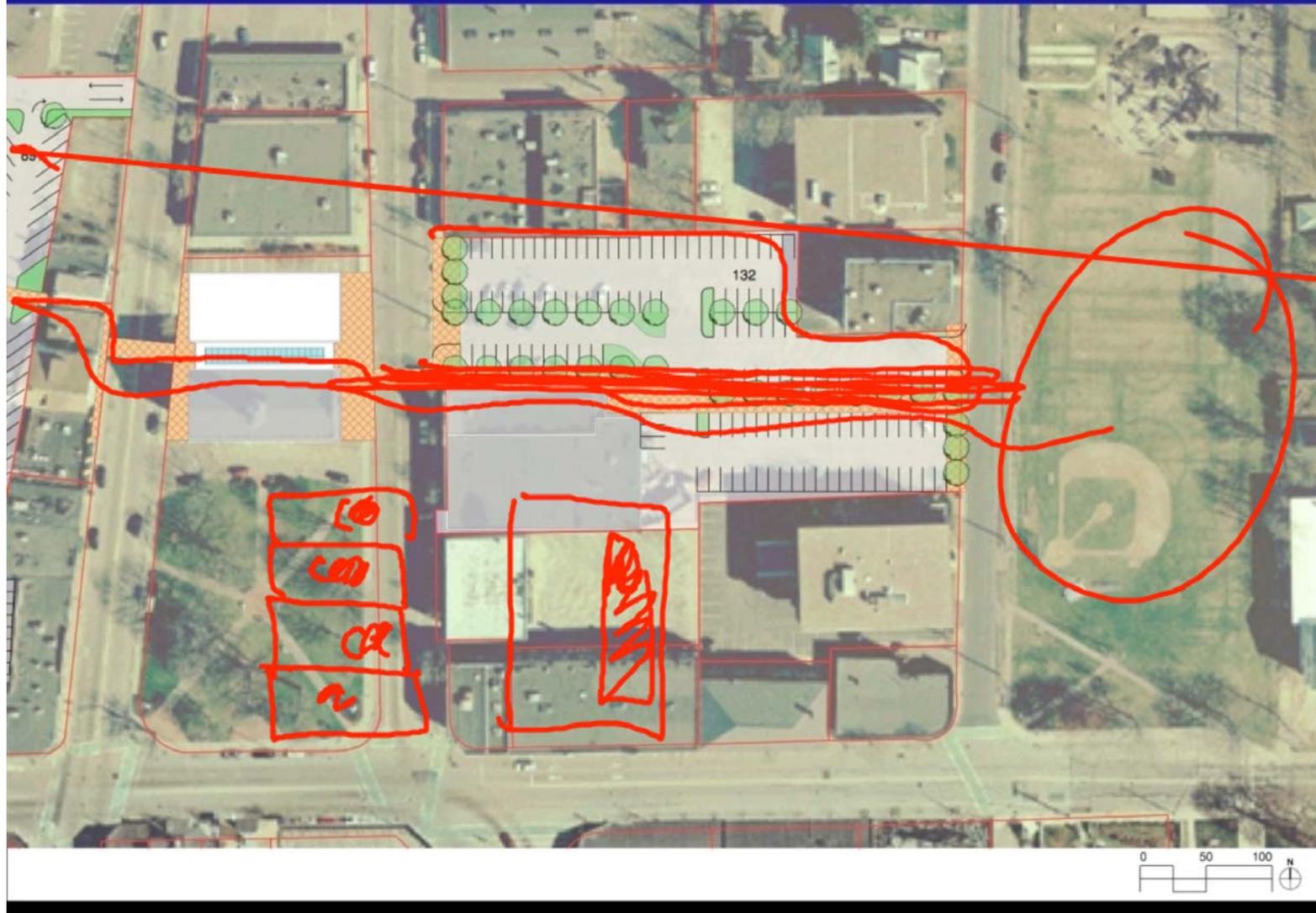


# SETBACKS - Street Frontage





# WALGREENS - Consolidation / Improvements



## CENTER STATION PARKING - Existing





# PARKING

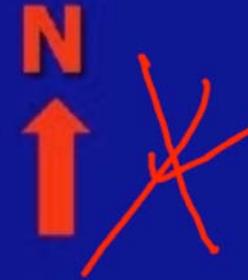
Eaton Square Lot  
78 Spaces

Chapel Street Lot  
133 Spaces

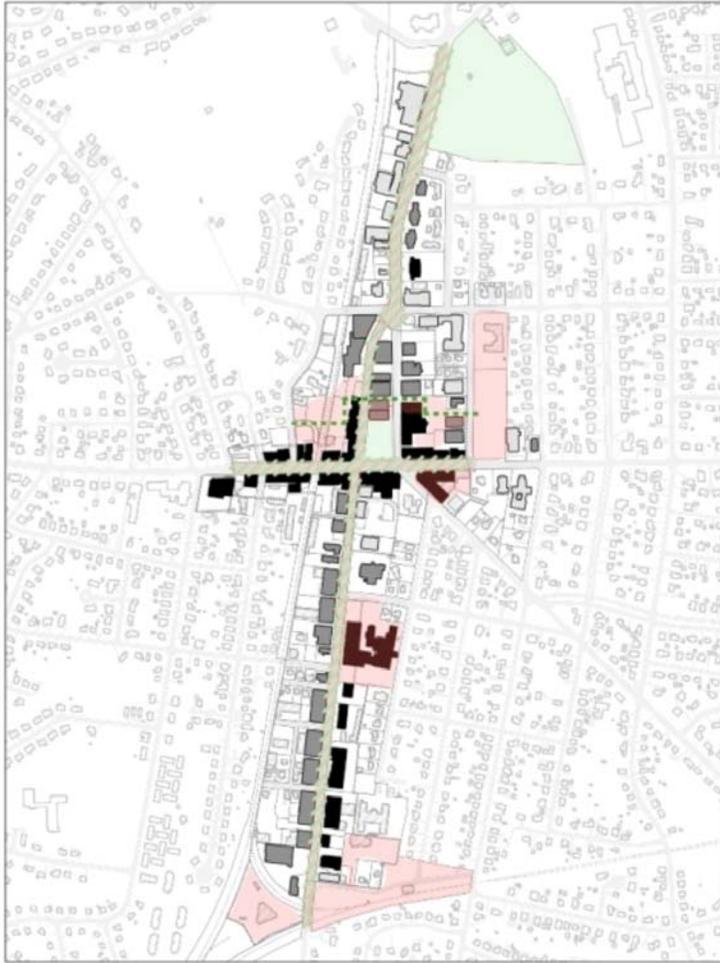


Dedham Avenue Lot  
68 Spaces

Chestnut Street Lot  
182 Spaces



# CONCEPT PLAN



-  1 Story
-  2 Stories
-  3 Stories
-  4 Stories
-  Open Space
-  Areas of Potential Development
-  Streetscape / Infrastructure Improvements
-  Pedestrian Link

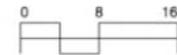
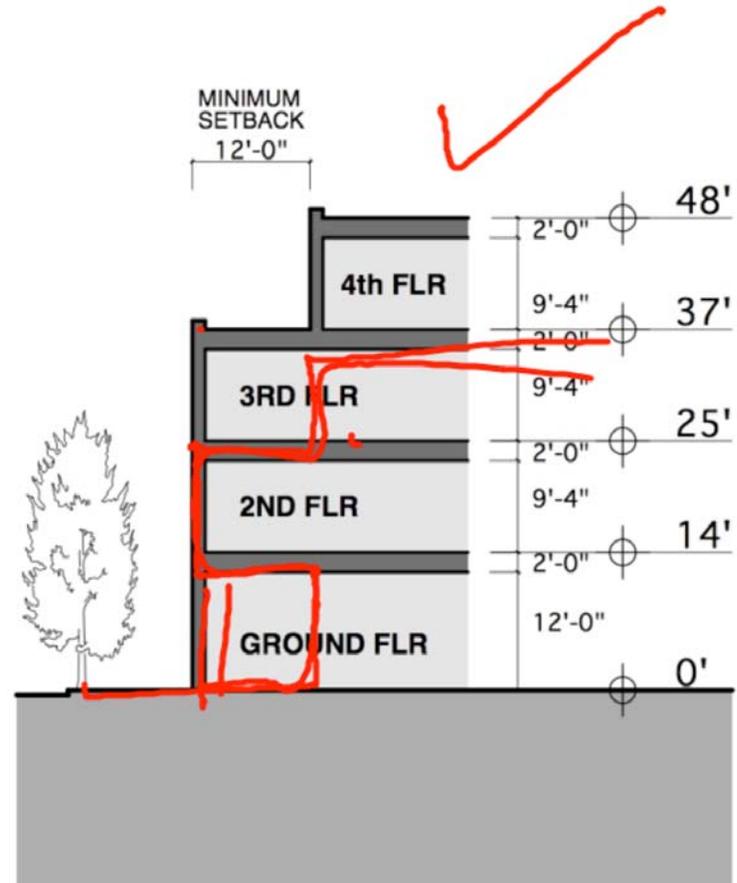
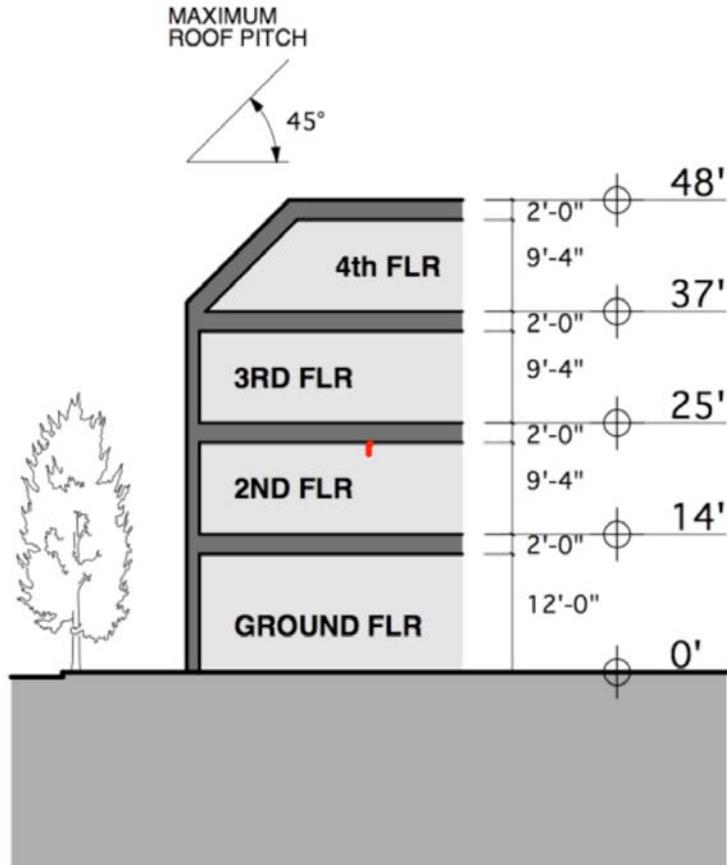
**TO BE REVISED**

# MAXIMUM STORIES / HEIGHT - 3+1 Stories

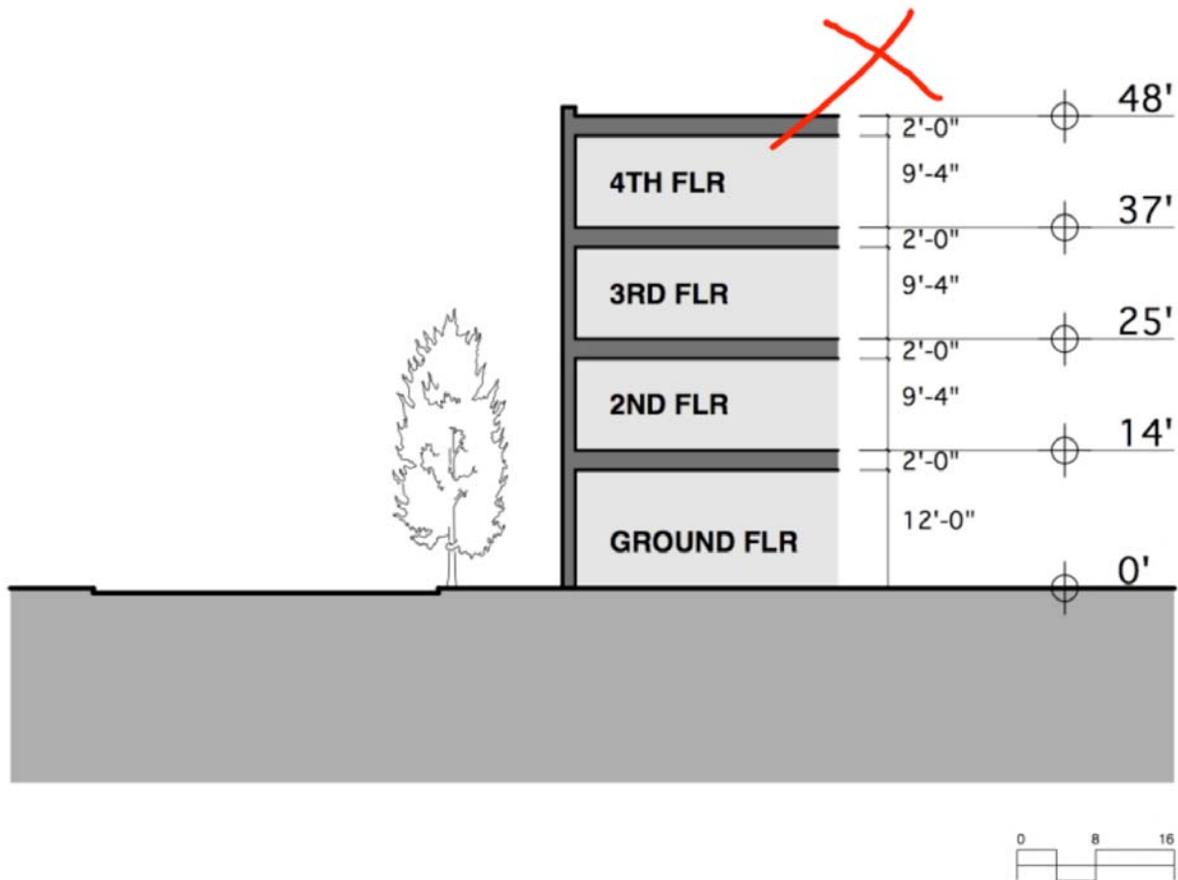
Pitched Roof

OR

Setback



# MAXIMUM STORIES / HEIGHT - 4 Stories

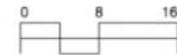
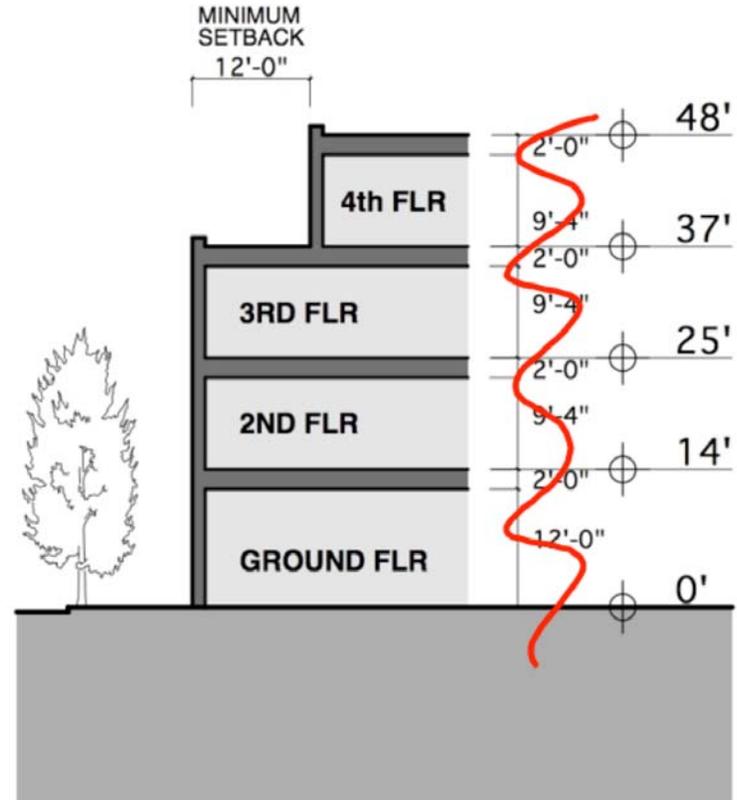
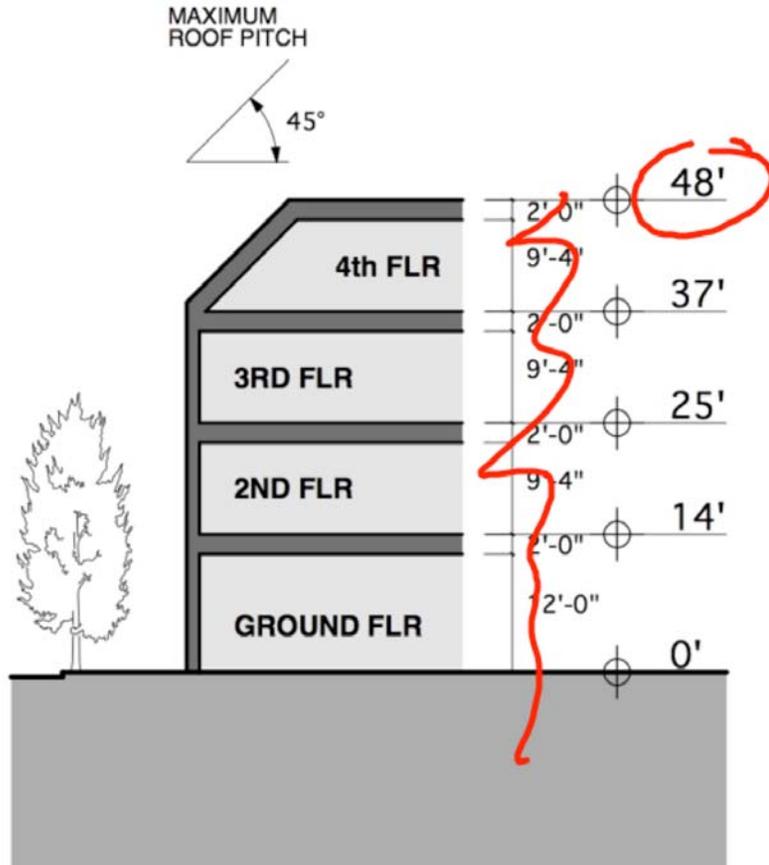


# MAXIMUM STORIES / HEIGHT - 3+1 Stories

Pitched Roof

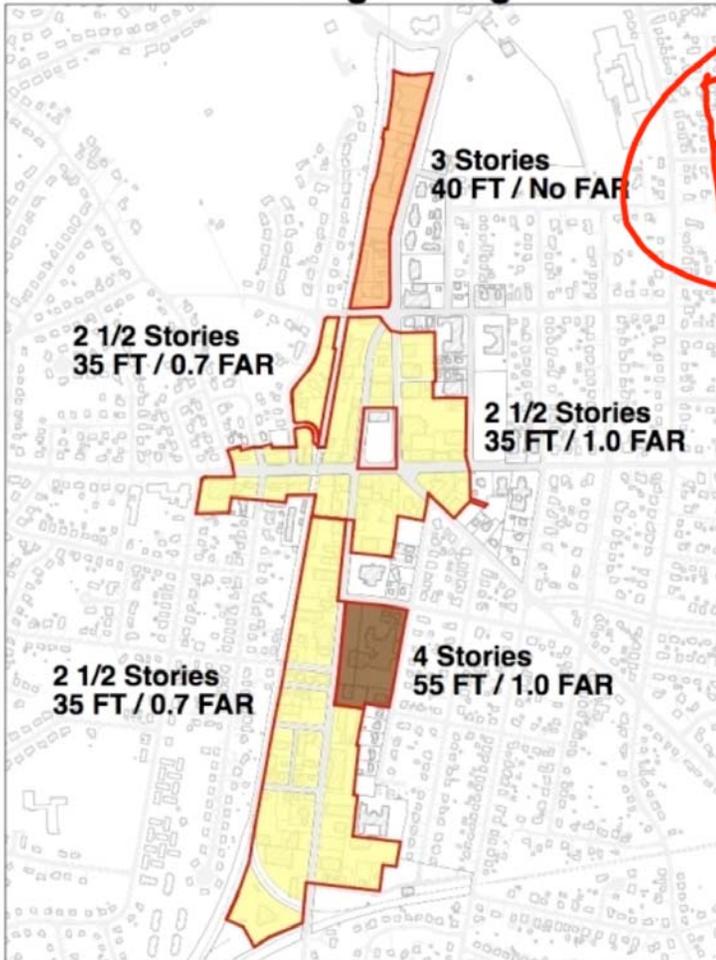
OR

Setback

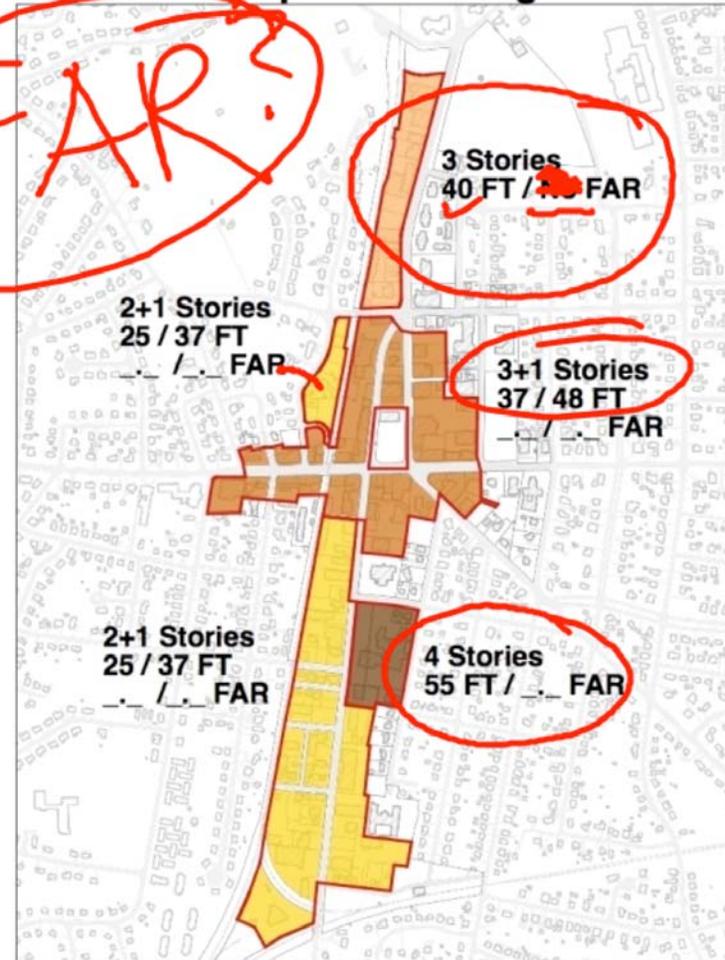


# MAX HEIGHT / DENSITY

## Existing Zoning



## Proposed Zoning



2 1/2 Stories   2+1 Stories   3 Stories   3+1 Stories   4 Stories   Zoning District Boundaries



# RESIDENTIAL DISTRICT SETBACK - Highland Ave Buss

## Existing Zoning



2 1/2 Stories   2+1 Stories   3 Stories   3+1 Stories   4 Stories

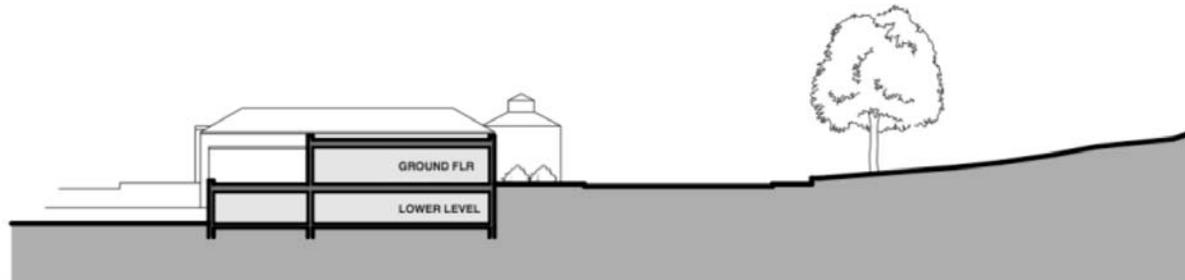
## Proposed Zoning



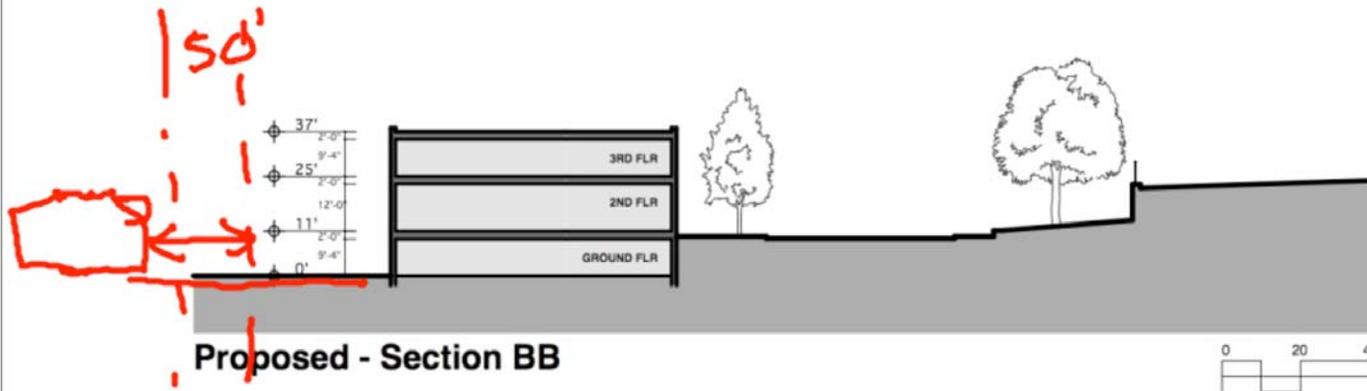
Zoning District Boundaries

# SITE SECTION - Highland Avenue

East - West Cross Section Looking North



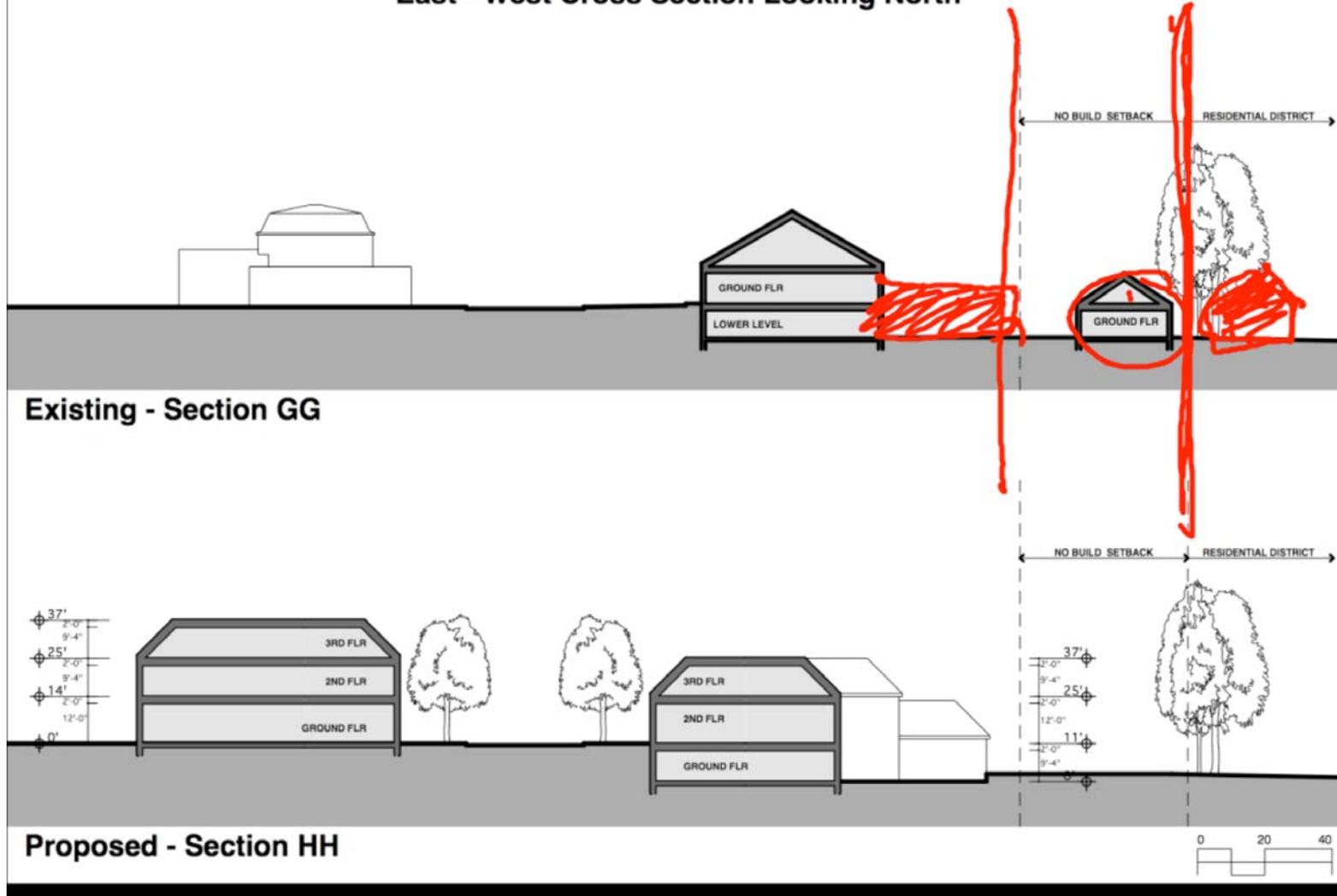
Existing - Section AA



Proposed - Section BB

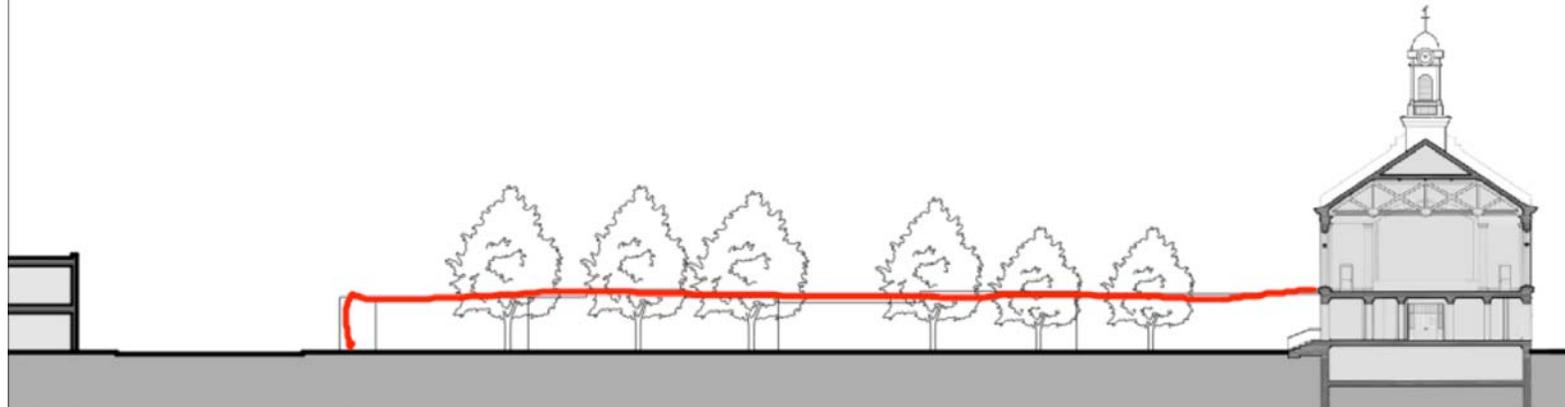
# SITE SECTION - Chestnut Street

East - West Cross Section Looking North

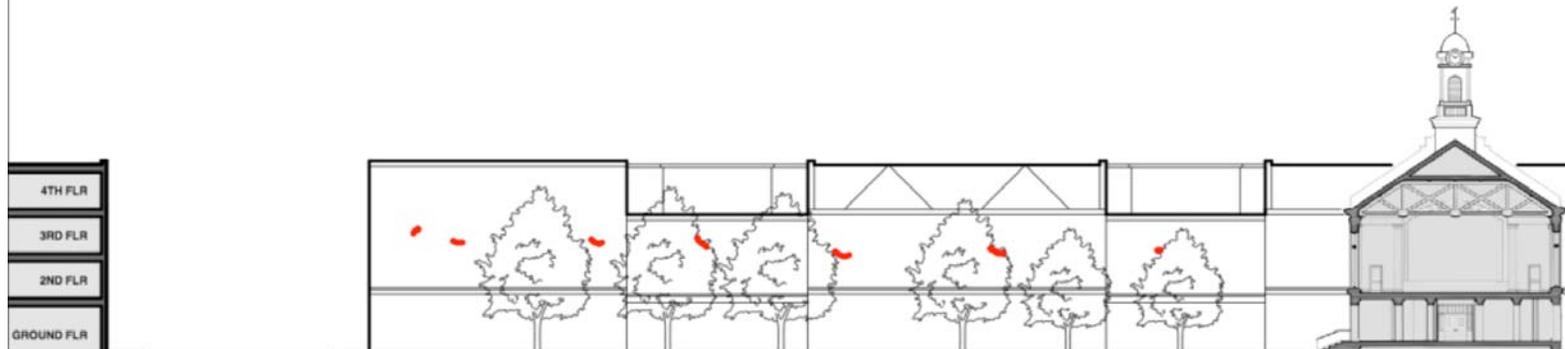


# SITE SECTION - Town Common

North - South Cross Section Looking West



Existing - Section EE



Proposed - Section FF

**HEIGHT - Xxx**



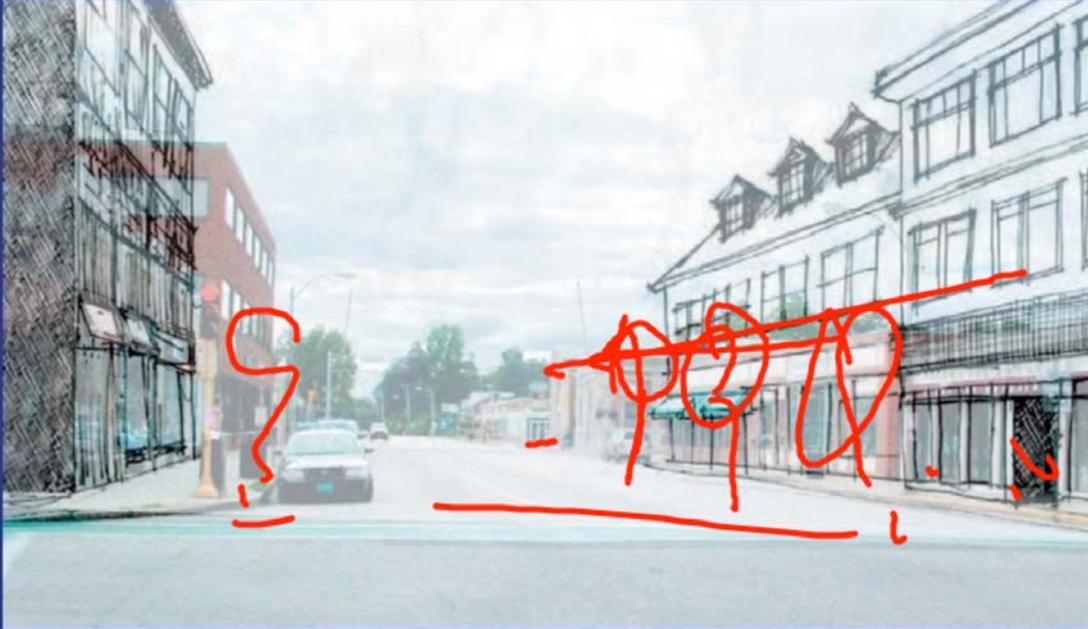
## HEIGHT - Xxx



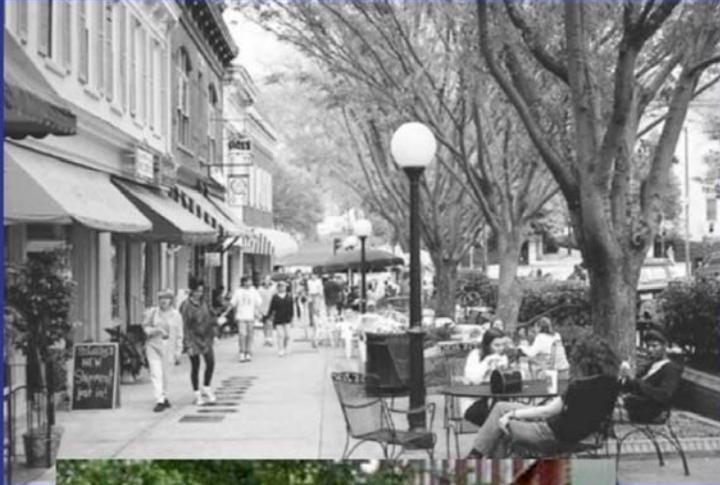
# HEIGHT - Xxx



## HEIGHT - Height



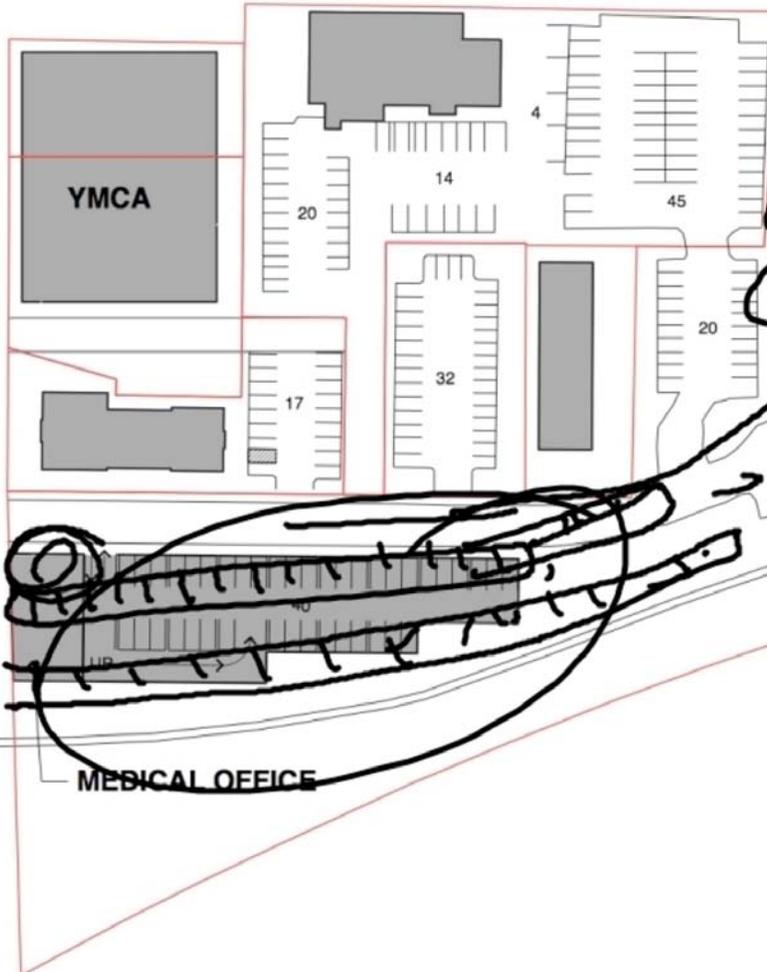
## INFRASTRUCTURE - Streetscape



# PEDESTRIAN LINK - Proposed



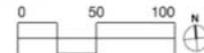
# YMCA / JUNCTION STATION - Proposed



**YMCA** 60,000 GSF  
 20,000 GSF X 3 Flrs  
**Medical Office** 11,100 GSF  
 3,700 X 3 Flrs

YMCA	25
Medical Office	56
Existing Parking	231
<b>Total Required</b>	<b>412</b>
Parking Provided	272
<b>Parking Shortfall</b>	<b>140</b>

Ground Floor

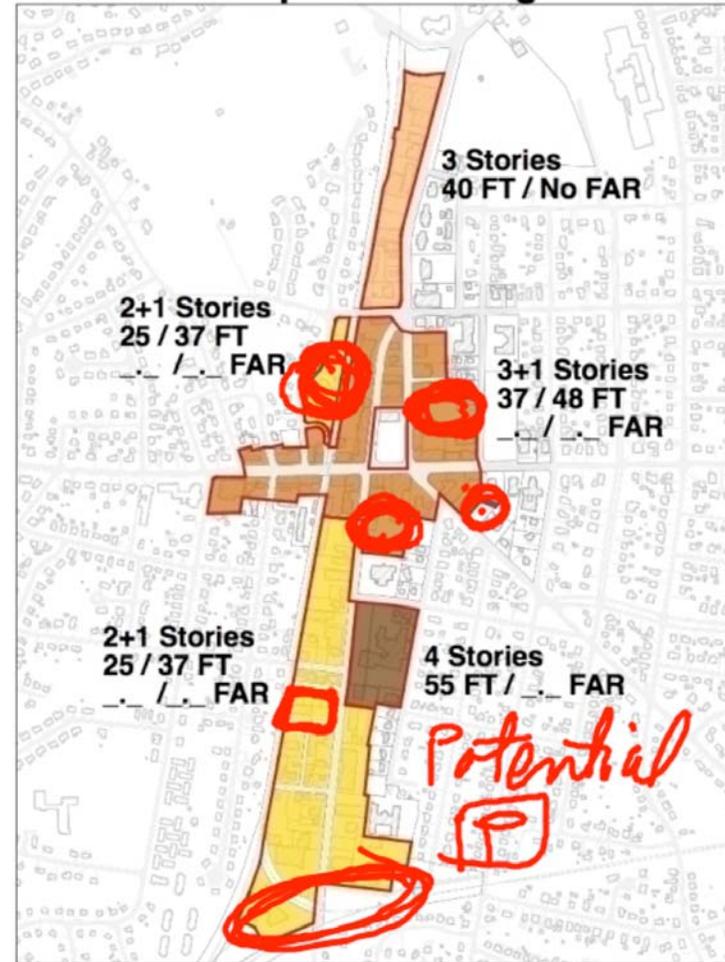


# MAX HEIGHT / DENSITY

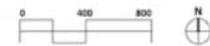
## Existing Zoning



## Proposed Zoning



2 1/2 Stories   2+1 Stories   3 Stories   3+1 Stories   4 Stories   Zoning District Boundaries



# NEEDHAM DOWNTOWN STUDY

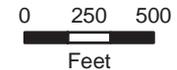
## Existing Conditions & Buildout Analysis:

- Zoning
- Land Use
- Economic Characteristics
- Development Capacity & Constraints



### Legend

-  Study Area
-  Town Hall  
Public Safety



SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Study Area

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

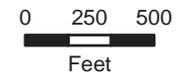


## Existing Conditions: ZONING DISTRICTS

### Legend

#### USE DISTRICTS

- Business
- Center Business
- Chestnut Street Business
- ★ Town Hall  
Public Safety



SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

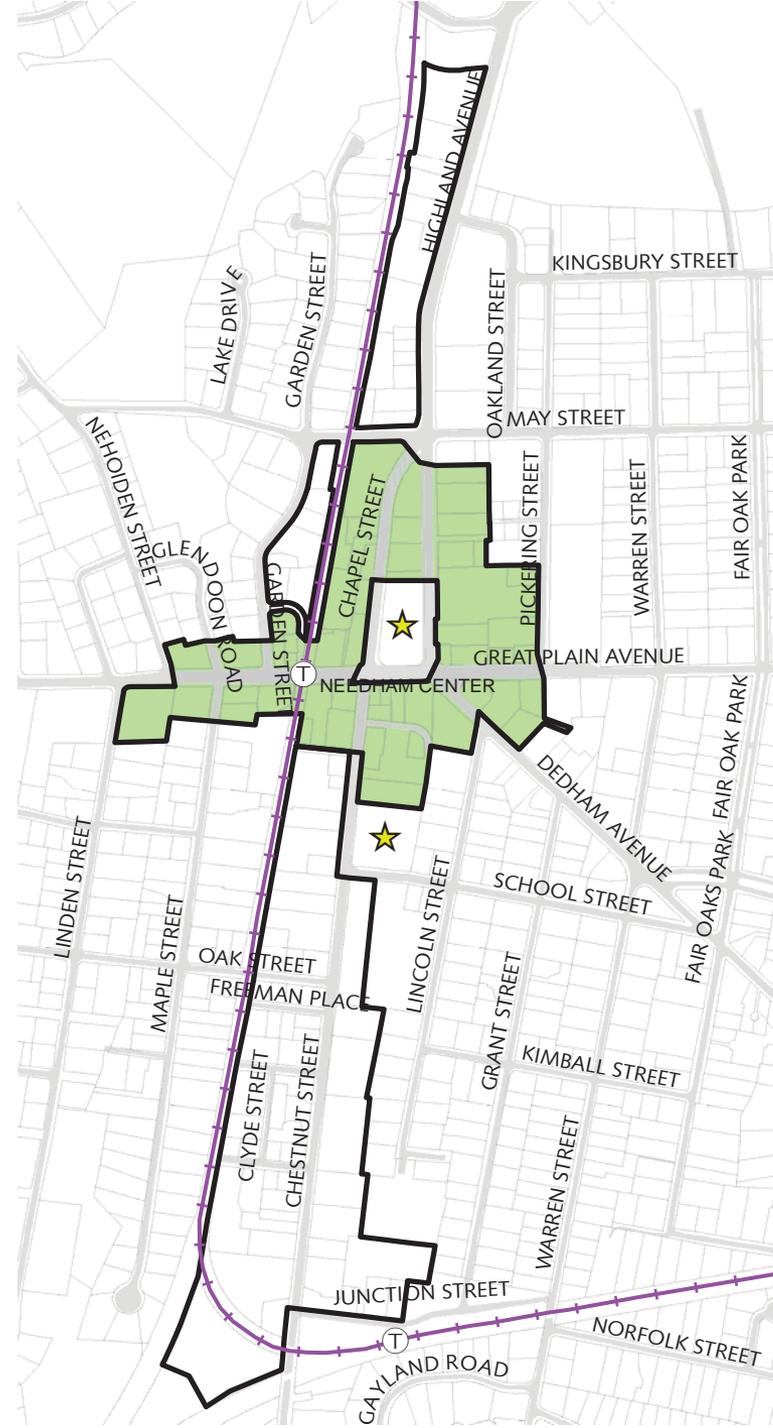
## Basic Zoning Requirements

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

## Existing Conditions: ZONING DISTRICTS

### Central Business

- Minimum lot: 10,000
- Minimum frontage: 80
- Maximum FAR 1.00
- Maximum height 2.5 stories, 35'
- Nonresidential stories: maximum 2
- Residential uses: upper 1.5 stories
- Front setback 3'
- Side/rear setback to residential district: 50'



SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

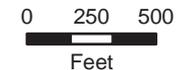
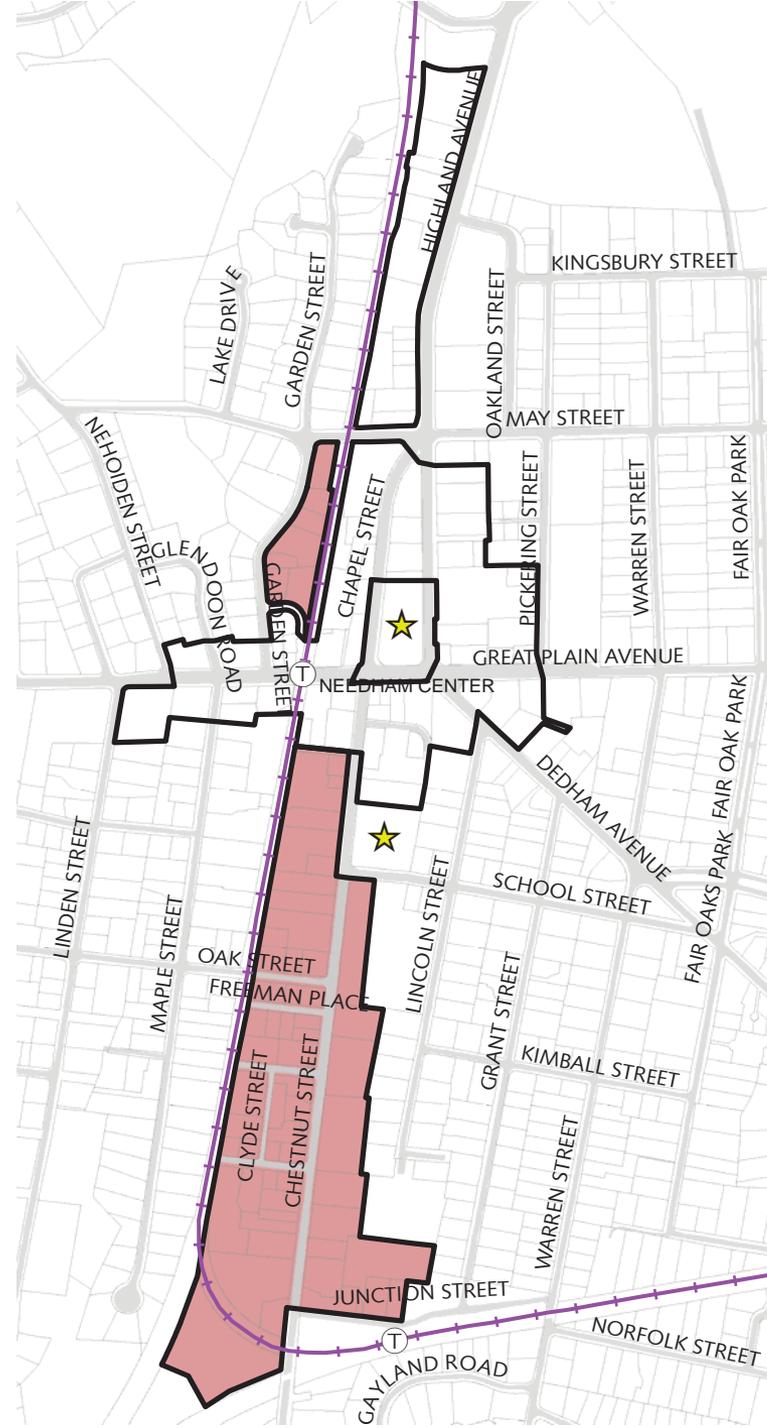
## Basic Zoning Requirements

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

## Existing Conditions: ZONING DISTRICTS

### Chestnut Street

- Minimum lot: 10,000
- Minimum frontage: 80
- Maximum FAR 0.70
- Maximum height 2.5 stories, 35'
- Nonresidential stories: maximum 2
- Height definition includes covered or enclosed parking
- Front setback 3'
- Side/rear setback to residential district: 50'



SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

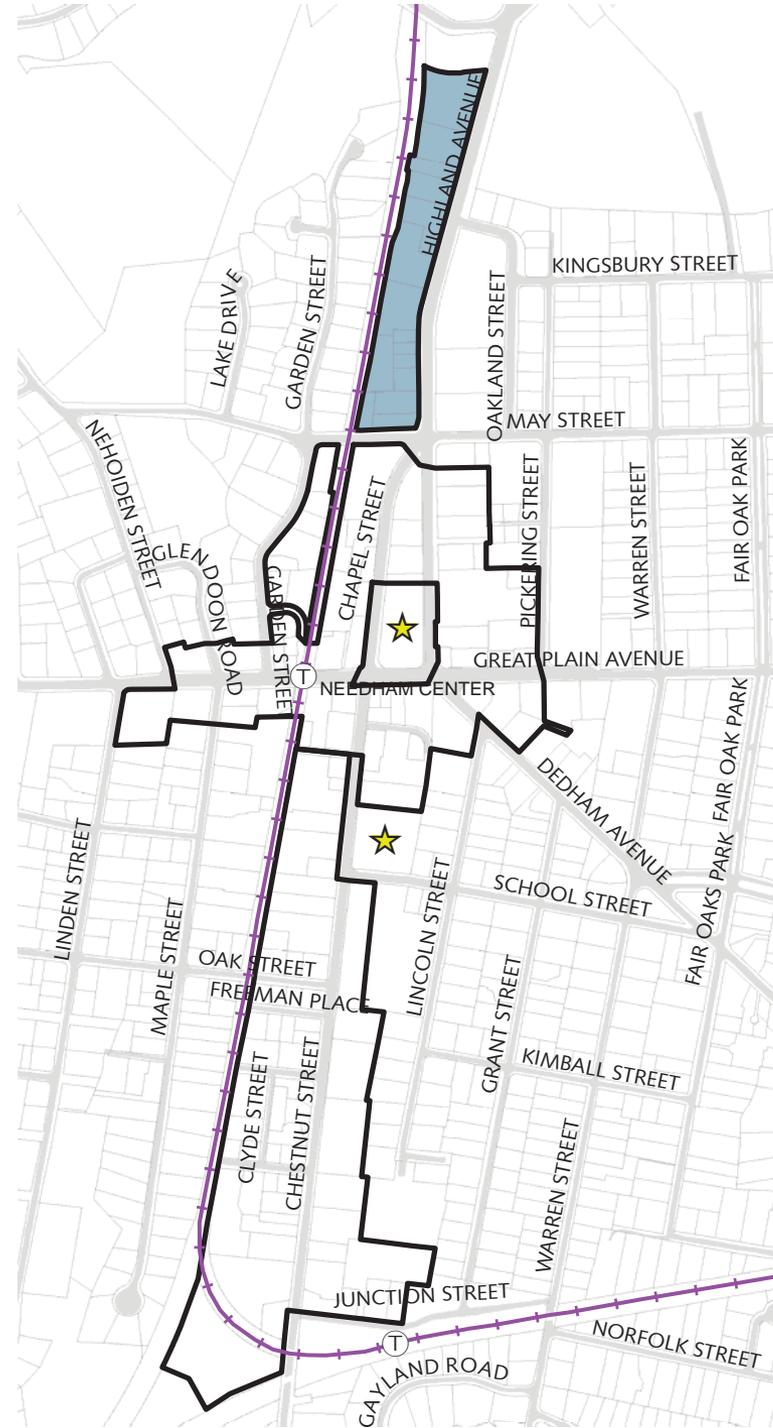
## Basic Zoning Requirements

- Business District (Highland Avenue)
- Center Business District
- Chestnut Street Business District
- Town Hall
- Fire Station

## Existing Conditions: ZONING DISTRICTS

### Business District

- Minimum lot: 10,000
- Minimum frontage: 80
- Maximum FAR: None
- Maximum Lot Coverage (variations by class of use and location):
  - 1 Story: 25-35% or 40-50%,
  - 2 Stories: 25-45%,
  - 3 Stories: 25-35%
- Coverage limit increases for enclosed parking
- Maximum height 3 stories, 40'
- Maximum usable stories: 3
- Front setback 10' for older lots, 20' for lots rezoned to Business after 1952
- Side/rear setback to residential district: 50' for lots rezoned to Business after 1952

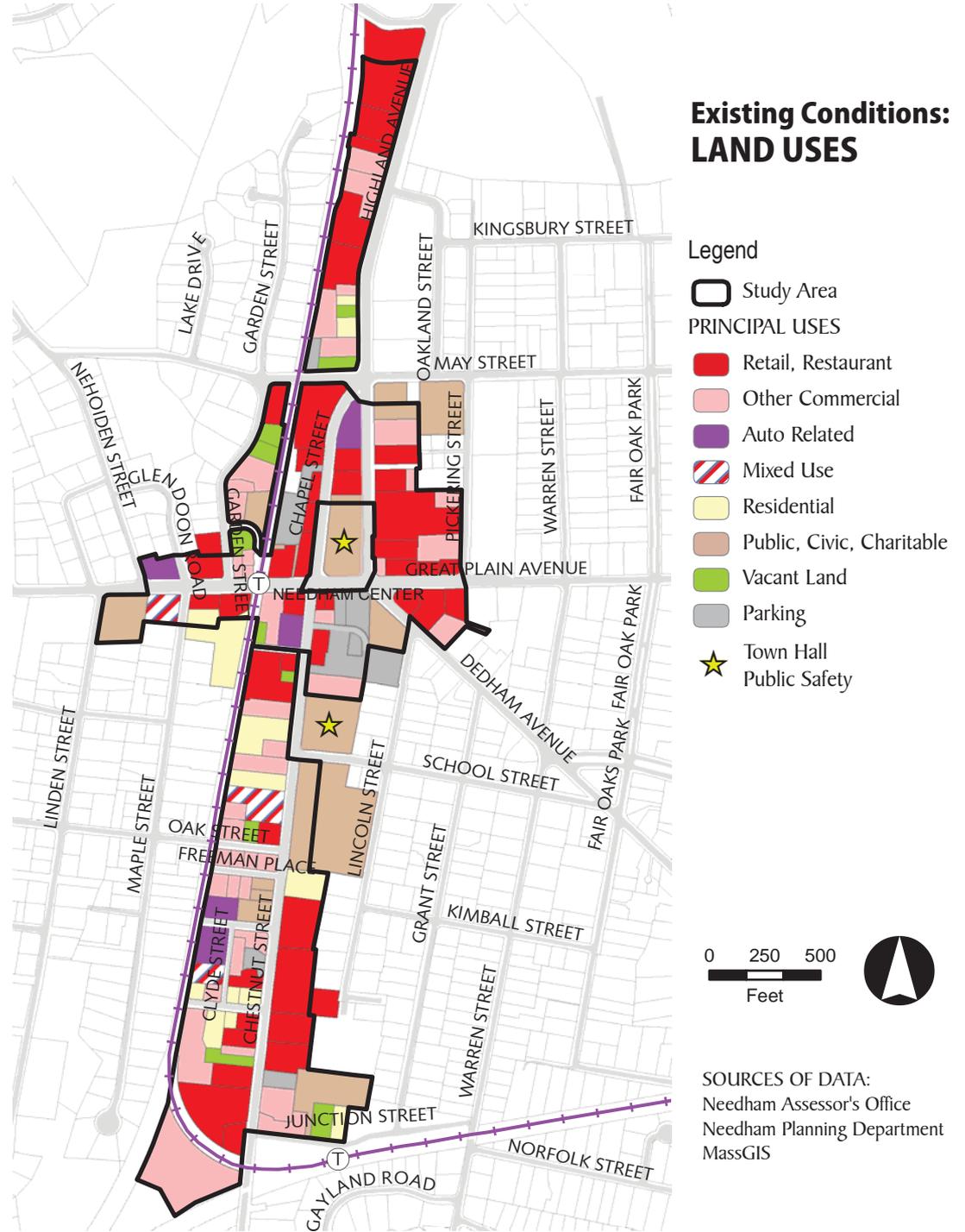


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Uses of Land

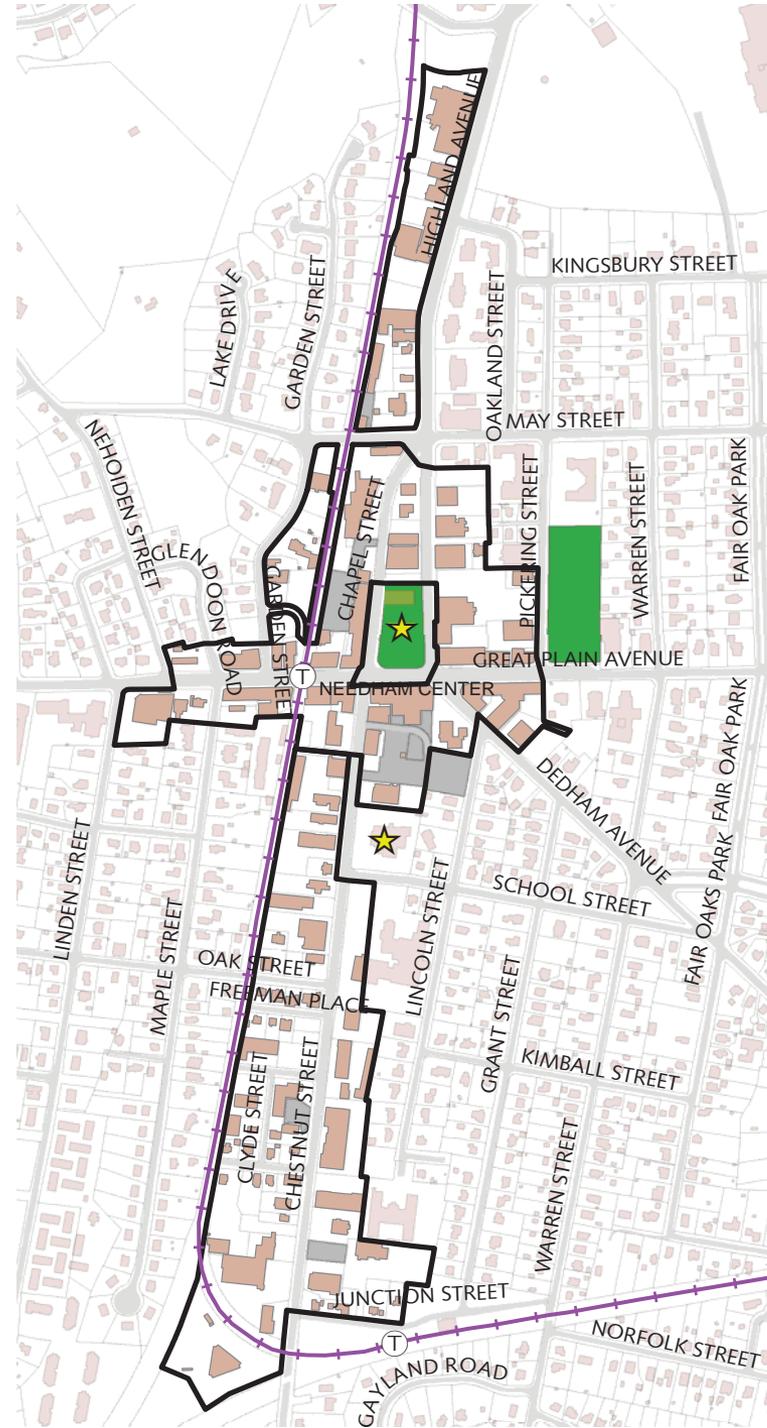
- Dominant uses: retail, offices, civic or charitable
- Retail: about 35% of the land and 55% of existing space
- Offices: about 15% of the land and 30% of existing built space
- Civic, charitable uses: most of the remaining land and built space



# Needham Downtown Plan

## Uses of Land, cont'd

- About 48% of the buildings surveyed have a single commercial tenant
- 36% support two to four tenants
- 15% support more than four tenants, including some residential occupants
- Very few vacant commercial units



## Existing Conditions: LAND USES

### Legend

- Study Area
- Existing Buildings
- Parking
- Parks & Open Space
- Town Hall  
Public Safety

0 250 500  
Feet

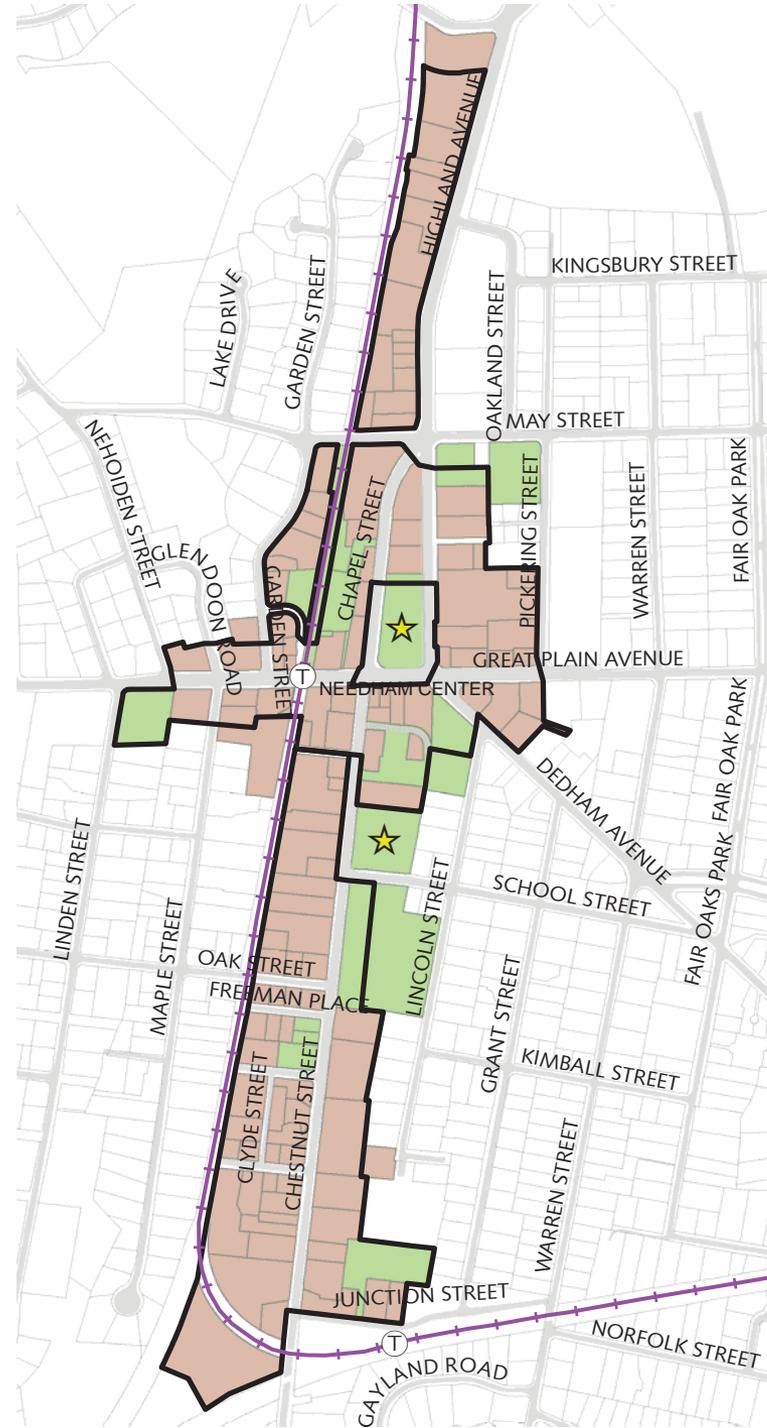


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Assessed Values

- About 75% of properties are taxable commercial or residential uses
- Public, charitable and other tax-exempt uses include Town Hall, other town-owned land, religious and health care facilities, public parking and other services



## Existing Conditions: TAXABLE & TAX- EXEMPT USES

### Legend

Study Area

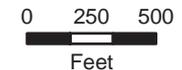
Parking

### PROPERTY TAX STATUS

Taxable

Exempt

Town Hall  
Public Safety

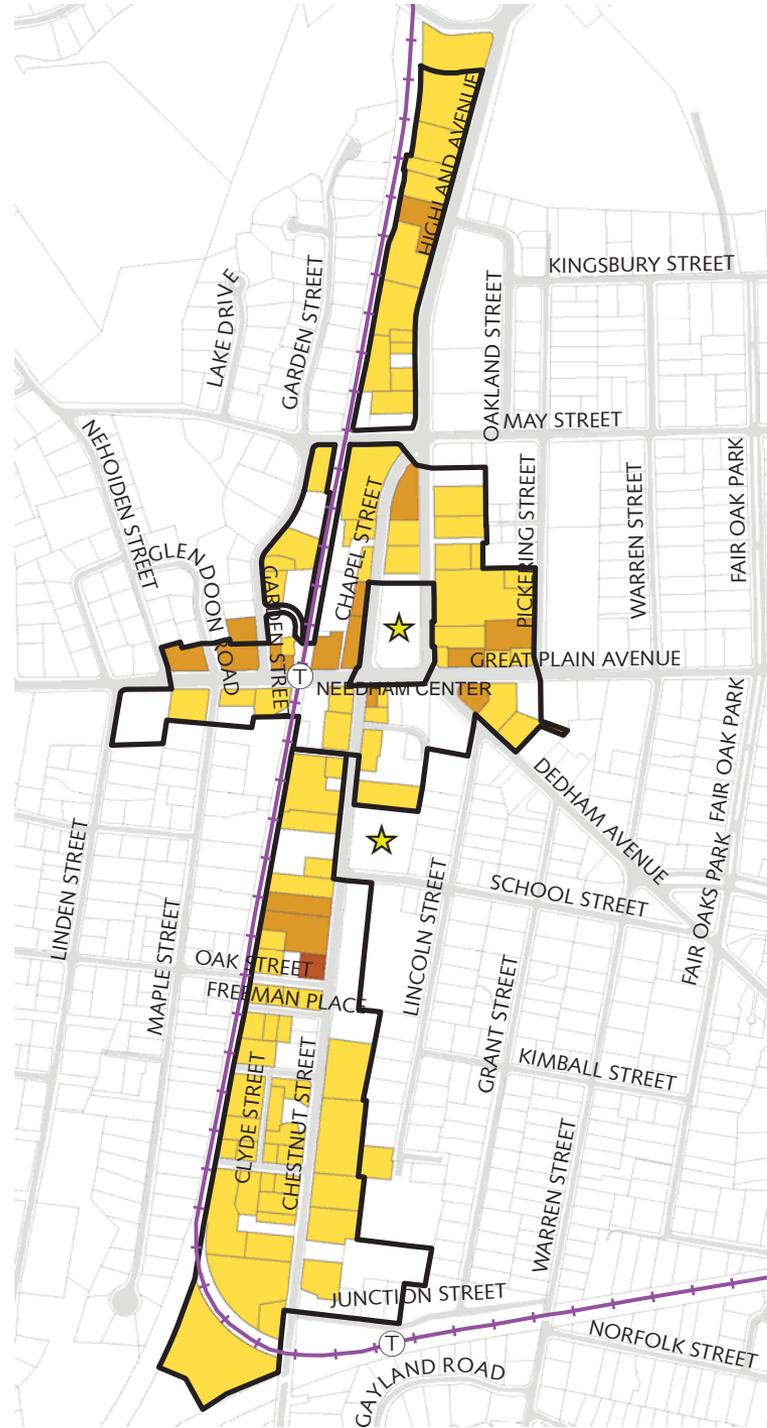


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Assessed Values, cont'd

- Looking strictly at building values, the taxable value per foot for non-exempt properties varies considerably
- Differences not limited to differences in class of use
- Within each class of use, building values also vary quite a bit



## Existing Conditions: TAXABLE & TAX- EXEMPT USES

### Legend

Study Area

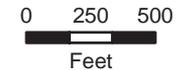
### BUILDING VALUES

Up to \$100/foot

\$100-\$250/foot

More than \$250/foot

Town Hall  
Public Safety

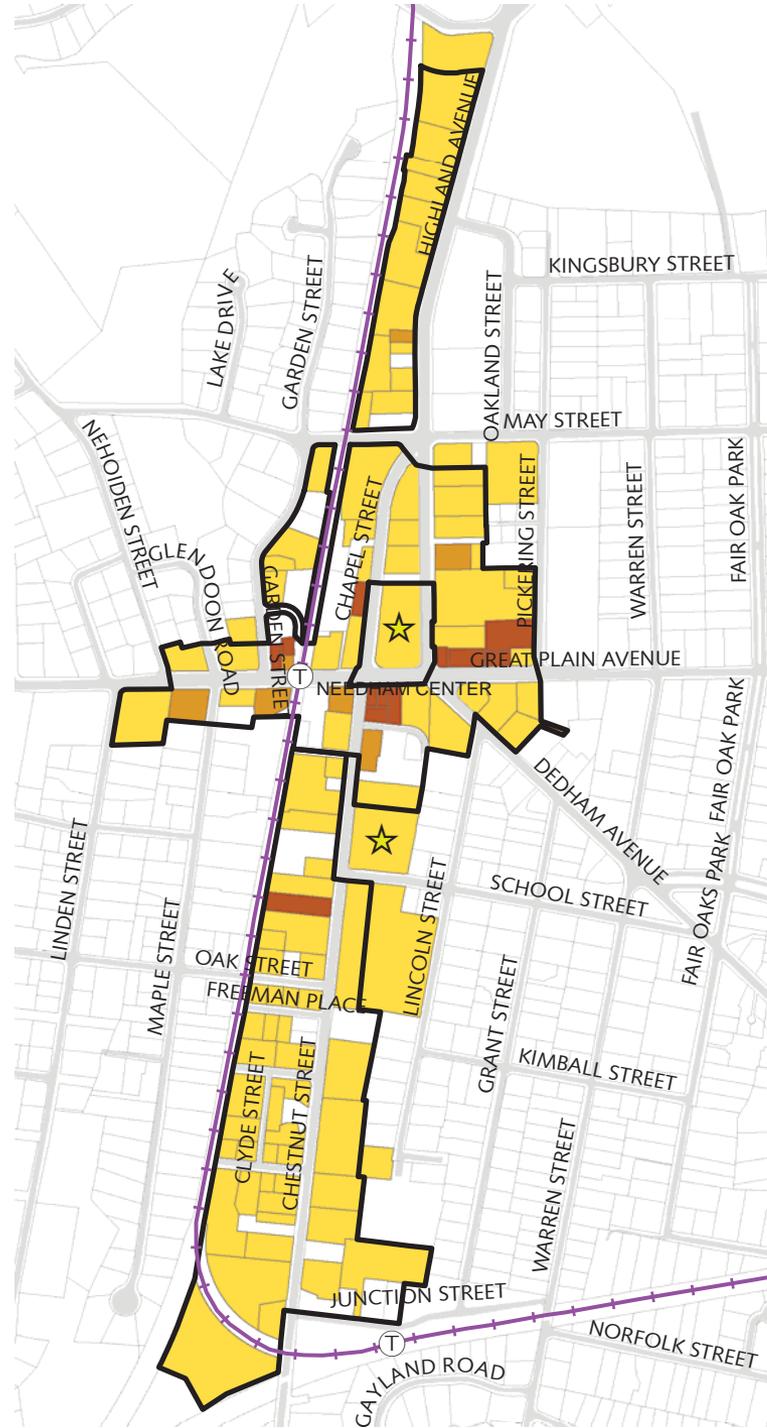


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Relationship to Existing Zoning

- Needham's downtown consists of fairly low-intensity development
- The average floor area ratio for the study area as a whole is about .673, excluding public buildings and a few parcels for which floor area data are unavailable



## Existing Conditions: INTENSITY OF USE

### Legend

 Study Area

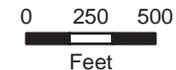
### EXISTING FAR

 At/just under maximum

 Somewhat over maximum

 Over maximum

 Town Hall  
Public Safety

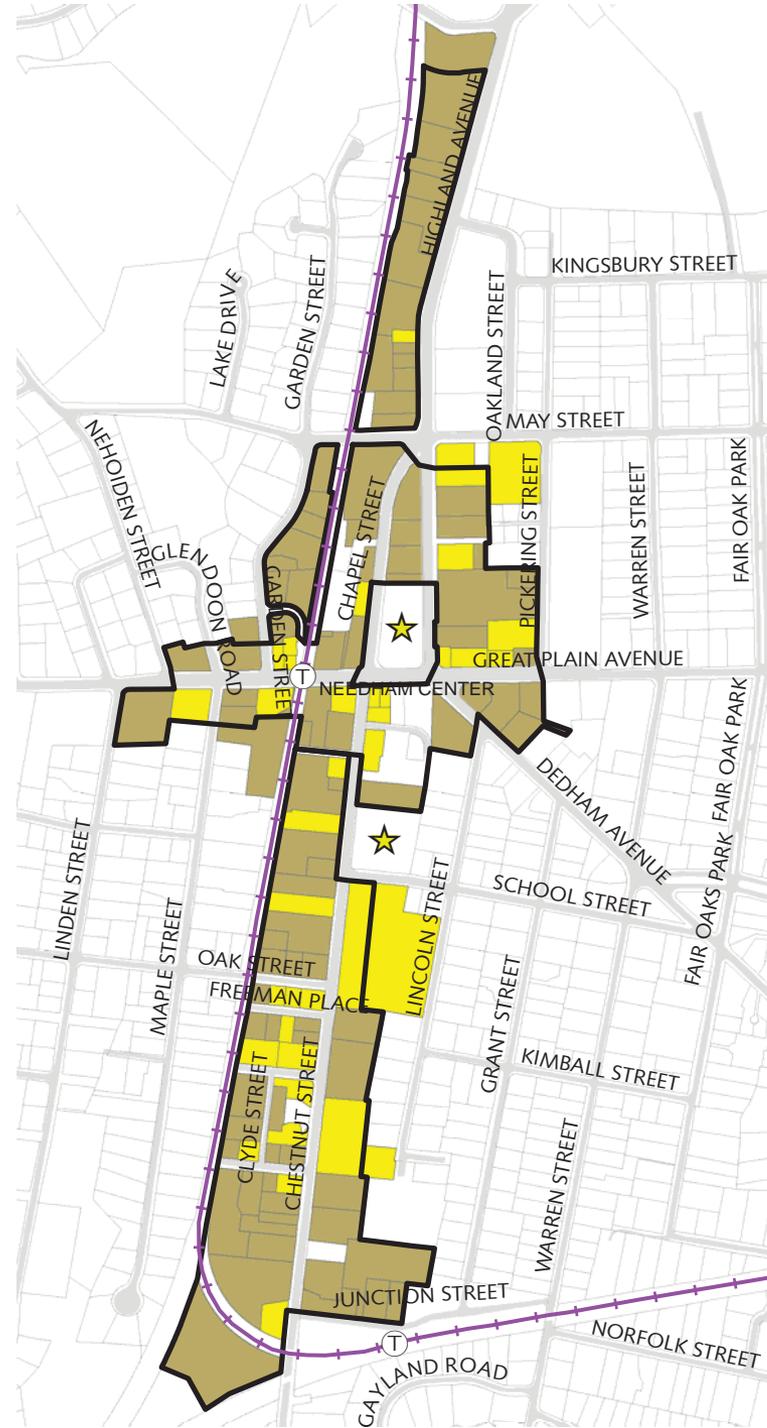


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Capacity to Accommodate Growth

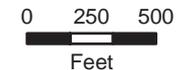
- On one hand, many parcels appear to have “unused” development capacity, i.e., the amount of development today does not exceed the Town’s zoning requirements, measured in FAR



## Existing Conditions: DEVELOPMENT CAPACITY

### Legend

- Study Area
- INTENSITY OF USE**
- Some capacity
- No capacity
- Town Hall  
Public Safety

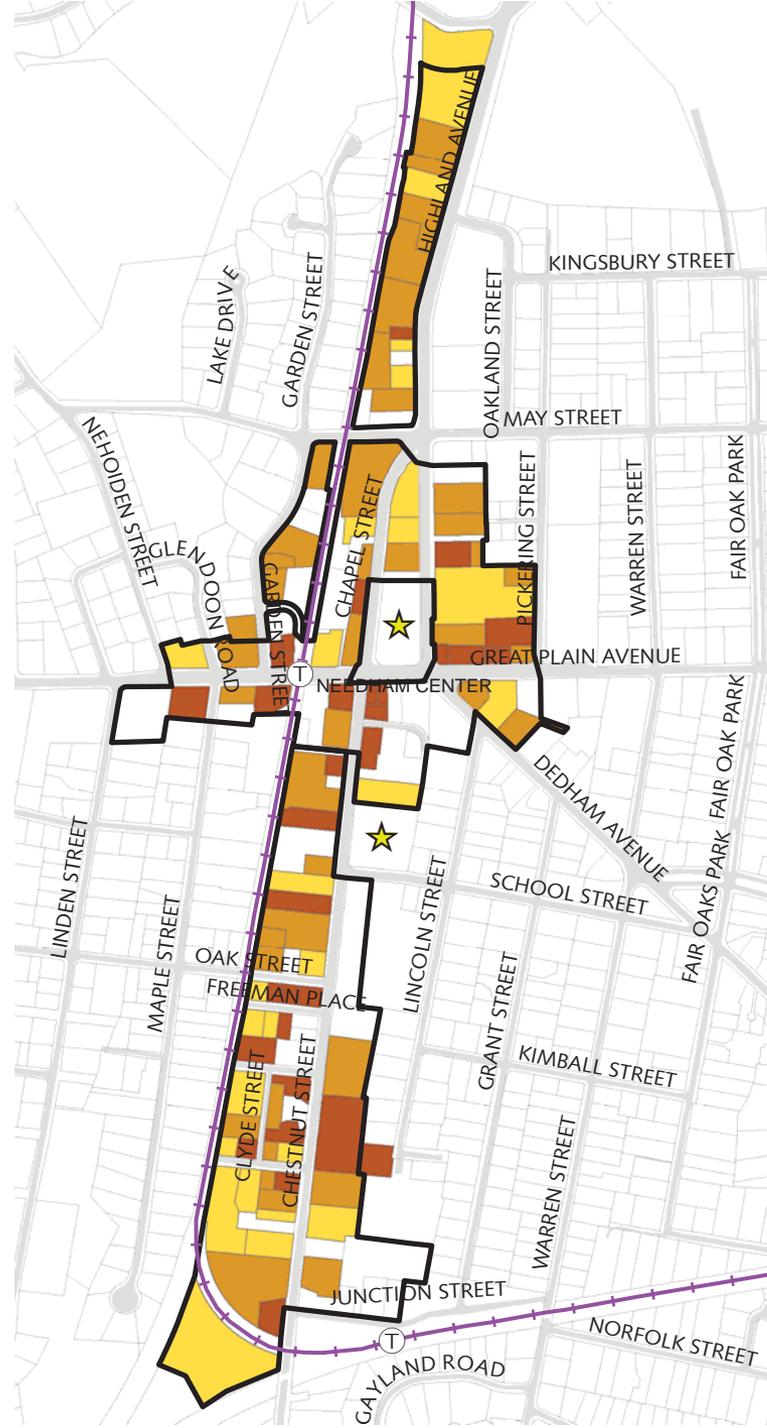


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Capacity to Accommodate Growth

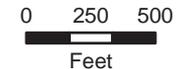
- On the other hand, properties already at 50%+ of allowed intensity of use have little room to grow
- More than 75% of parcels fall into this category



## Existing Conditions: BUILDOUT ANALYSIS

### Legend

- Study Area
- PERCENT DEVELOPED
  - Up to 50%
  - 50-100%
  - More than 100%
- Town Hall
- Public Safety

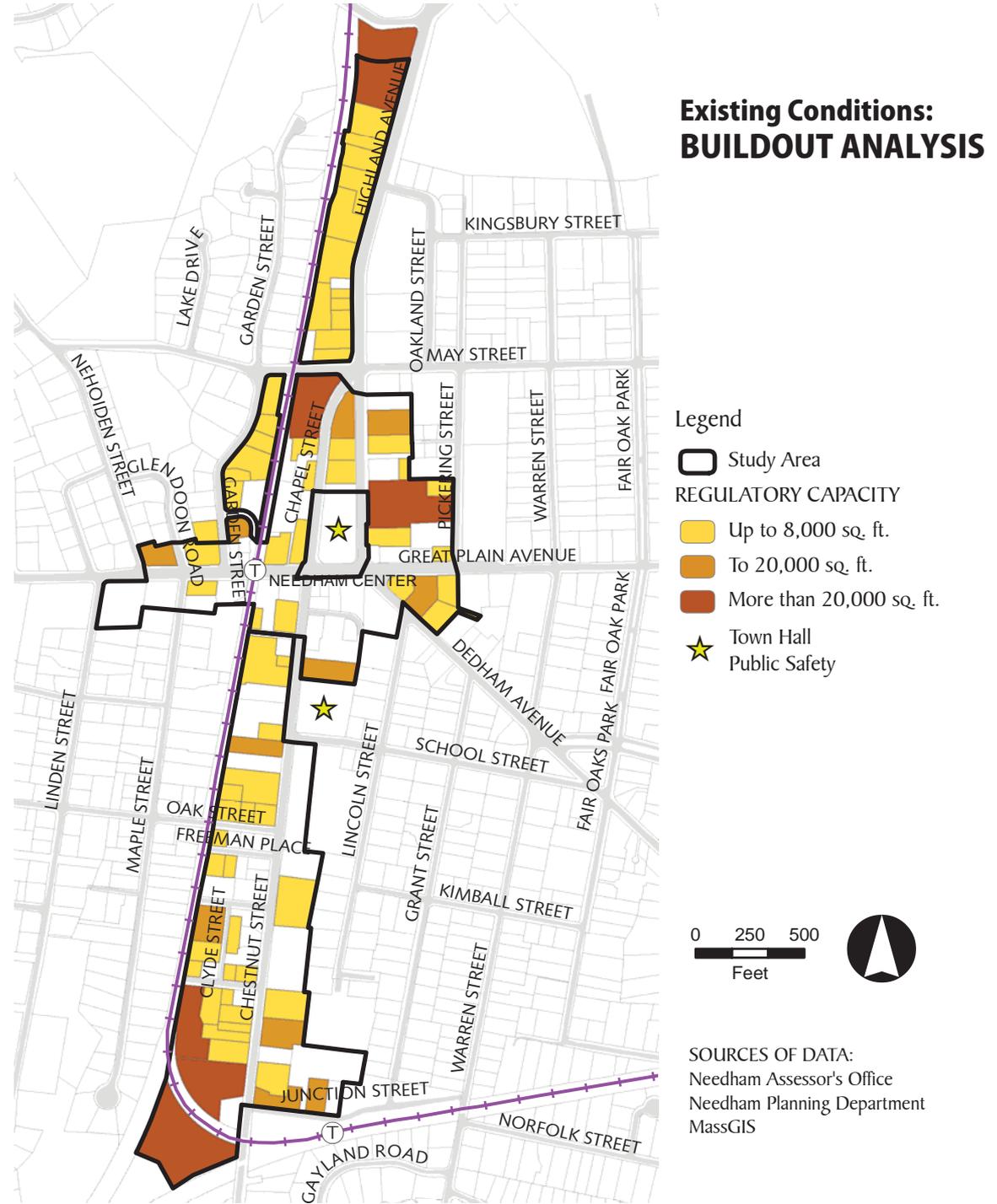


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Capacity to Accommodate Growth

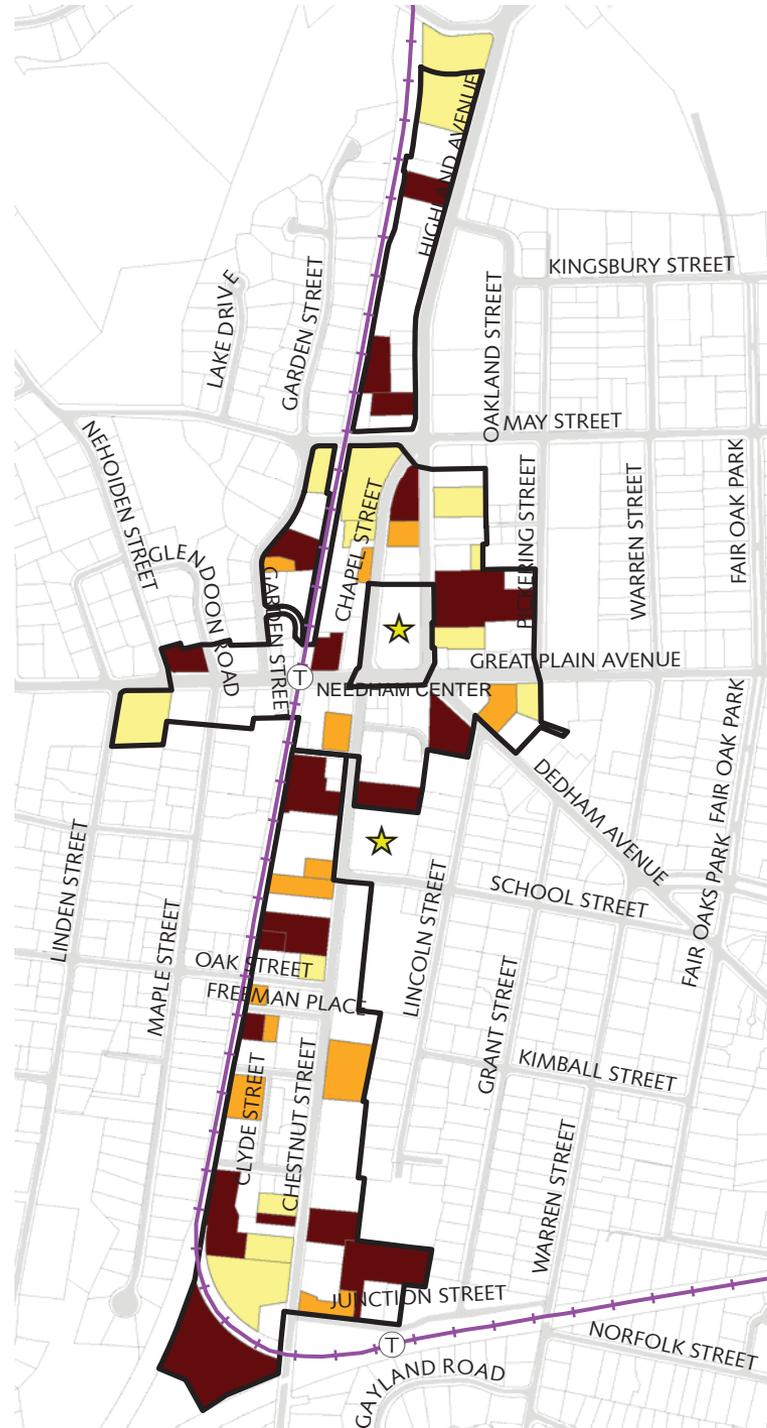
- For properties with any development capacity “in reserve,” the average amount of additional floor area that can be built under existing zoning is 8,000 sq. ft.
- But, the average land required for additional surface parking is 9,800 sq. ft.



# Needham Downtown Plan

## Constraints

- Some properties could “build out” by “building up” through upper-story expansion
- However, 65% would have to build up and out in order to achieve the maximum FAR under current zoning
- Accommodating off-street parking difficult if not impossible

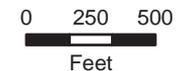


## Existing Conditions: BUILDOUT ANALYSIS

### Legend

- Study Area
- GROUND FLOOR RATIO
  - Up to 2.0
  - 2.01-4.0
  - More than 4.0
- Town Hall
- Public Safety

Note: map omits parcels with an existing nonconforming condition

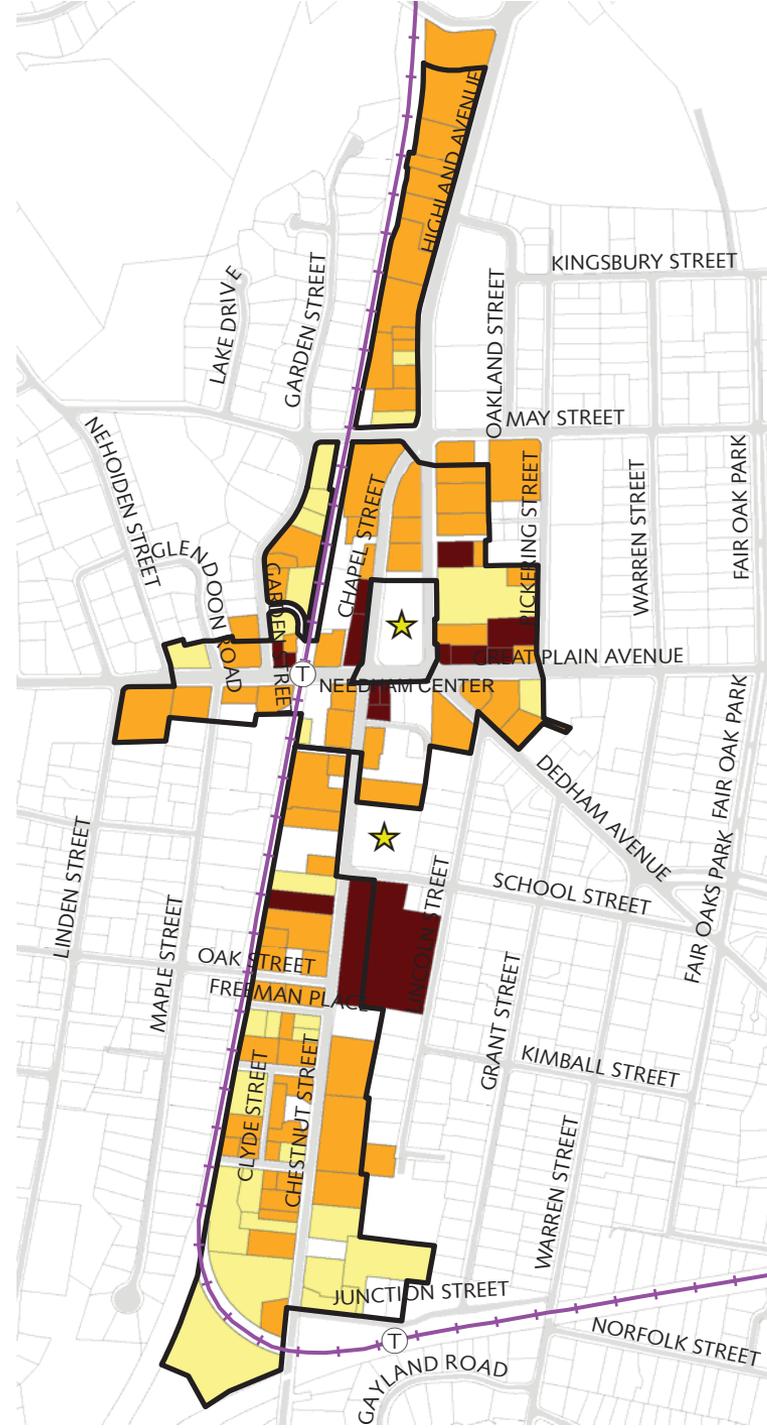


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Constraints

- Most properties would need FAR incentives to carry out a major redevelopment project, based on existing market value
- However, mix of uses also affects the amount of space required to entice new investment because some uses generate more income than others...



## Existing Conditions: BUILDOUT ANALYSIS

### Legend

 Study Area

### INCENTIVES NEEDED

-  Existing FAR adequate
-  More urban FAR standard
-  Significant FAR increase
-  Town Hall  
Public Safety

0 250 500  
Feet

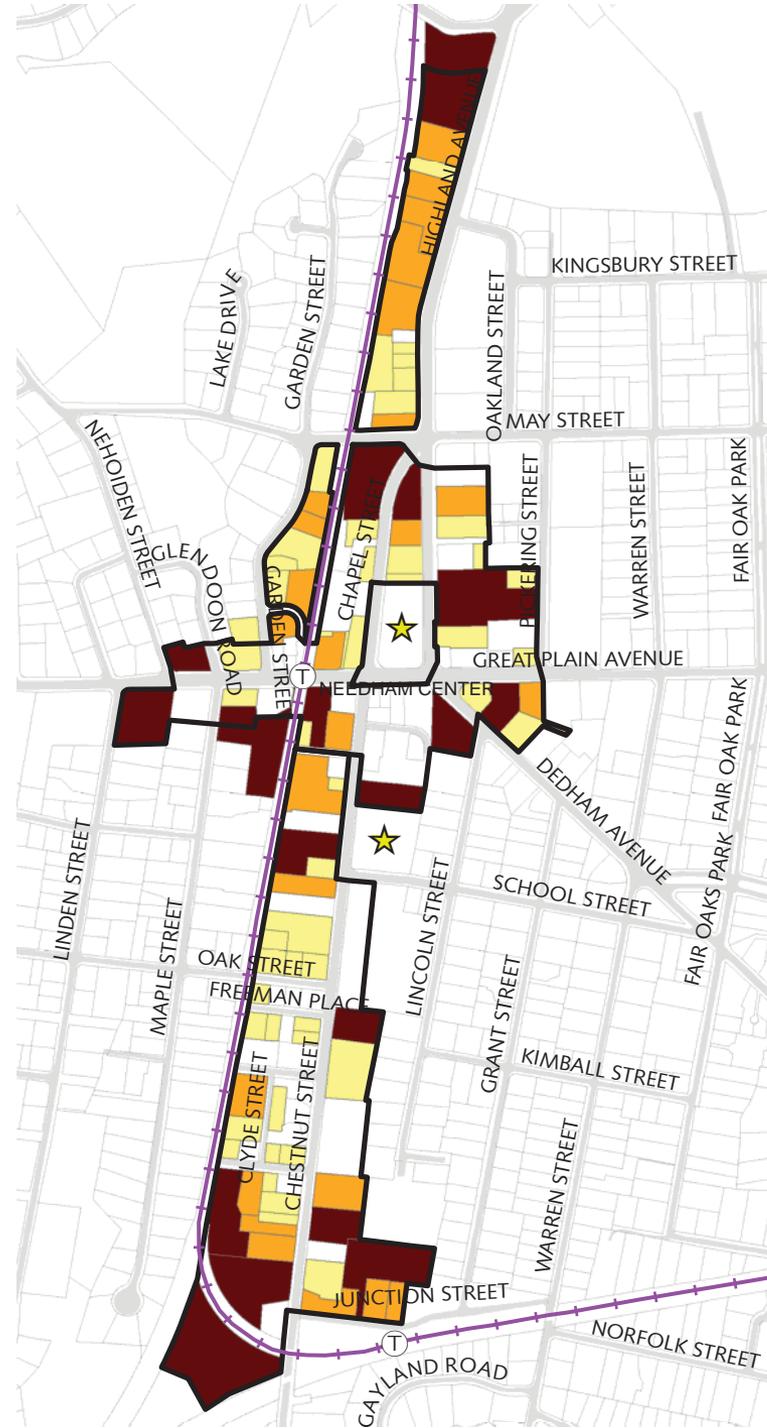


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Constraints

- Most properties need a combination of FAR incentives and parking solutions to redevelop
- Changing dimensional regulations does not guarantee that buildings will become easier to redevelop
- “Regulatory” buildout would require some properties to provide significant increase in parking spaces

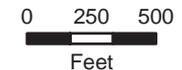


## Existing Conditions: BUILDOUT ANALYSIS

### Legend

- Study Area
- REQUIRED PARKING SPACES
  - 1-20
  - 21-40
  - More than 40
- Town Hall
- Public Safety

Note: parking space estimates assume an average of 3 spaces/1,000 sq. ft. for nonresidential uses

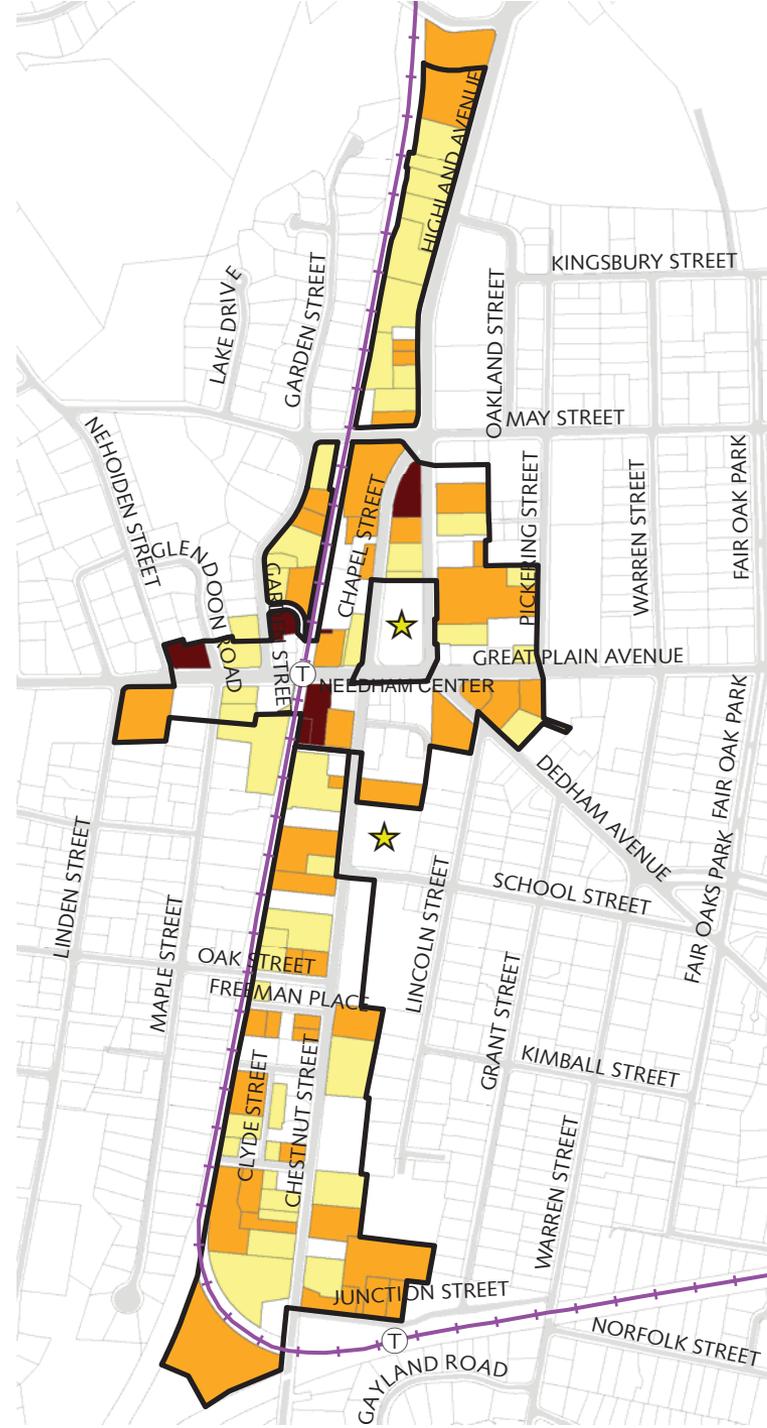


SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Constraints

- In some cases, the land required for additional parking exceeds 50% of the existing lot area
- Study area needs public parking, parking waivers for small projects, contributions to an off-street parking fund, and dimensional rules conscious of the cost of covered or sub-grade parking

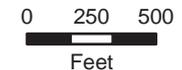


## Existing Conditions: BUILDOUT ANALYSIS

### Legend

- Study Area
- SURFACE PARKING AREA
  - Up to 50%
  - 50-99%
  - 100% or more
- Town Hall
- Public Safety

Note: parking space estimates assume an average of 3 spaces/1,000 sq. ft. for nonresidential uses; area per space ranges from 350-400 sq. ft. depending on lot configuration



SOURCES OF DATA:  
Needham Assessor's Office  
Needham Planning Department  
MassGIS

# Needham Downtown Plan

## Key Findings

- Zoning
- Comparison to Market Analysis

## Buildout Analysis

- Measured purely by FAR requirements, the study area's unbuilt development capacity is approximately 750,000 sq. ft.
- In most cases, however, the "attainable" FAR is illusory due to building height, usable story and off-street parking requirements
- Despite attainable FAR, most properties do not have enough reserve development capacity to support the required level of investment
- Market analysis estimate of 310,000 sq. ft. retail demand and 50,000 sq. ft. office demand not feasible without comprehensive, managed approach to parking because regardless of zoning, commercial development will not "build" without adequate parking - real or imagined
- More likely scenario is that existing buildings will evolve incrementally, over time, within existing footprints, to accommodate changes in tenant mix